

COLORS ~ 14926 LOS GATOS BOULEVARD
JOHN LIEN • ARCHITECT
23 JULY 2020

- (A) COMPOSITION SHINGLES - MEDIUM BROWN
- (B) PLASTER - RUST RED
- (C) PLASTER - WARM WHITE
- (D) CANVAS AWNING - DARK GREEN
- (E) PLASTER - SAND
- (F) WINDOWS & WOOD TRIM - WARM WHITE
- (G) TILE TRIM - MEDIUM BROWN



DESIGN INFLUENCE
NORTH 40 PROJECT • LOS GATOS BOULEVARD

MIXED USE PROJECT

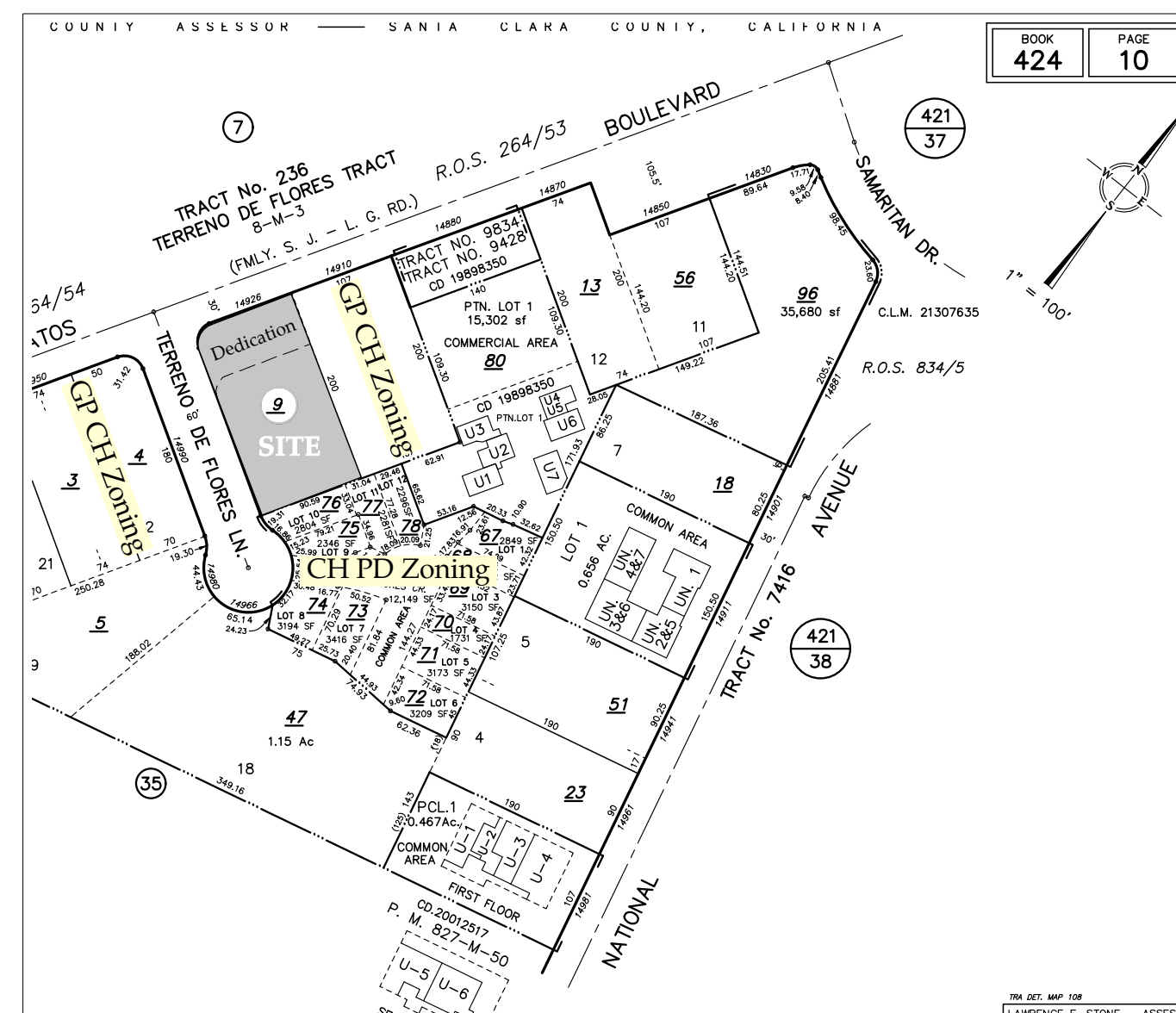
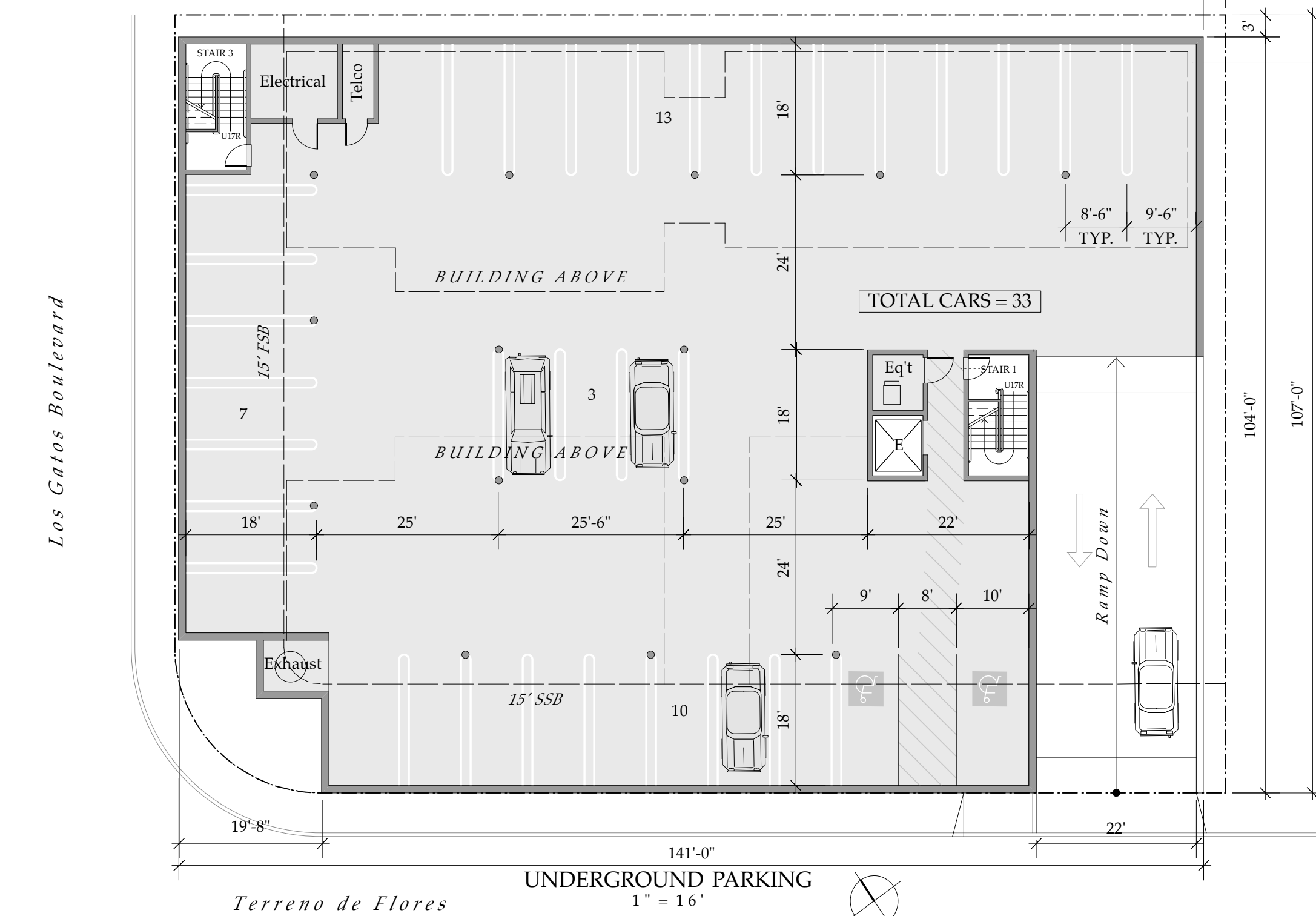
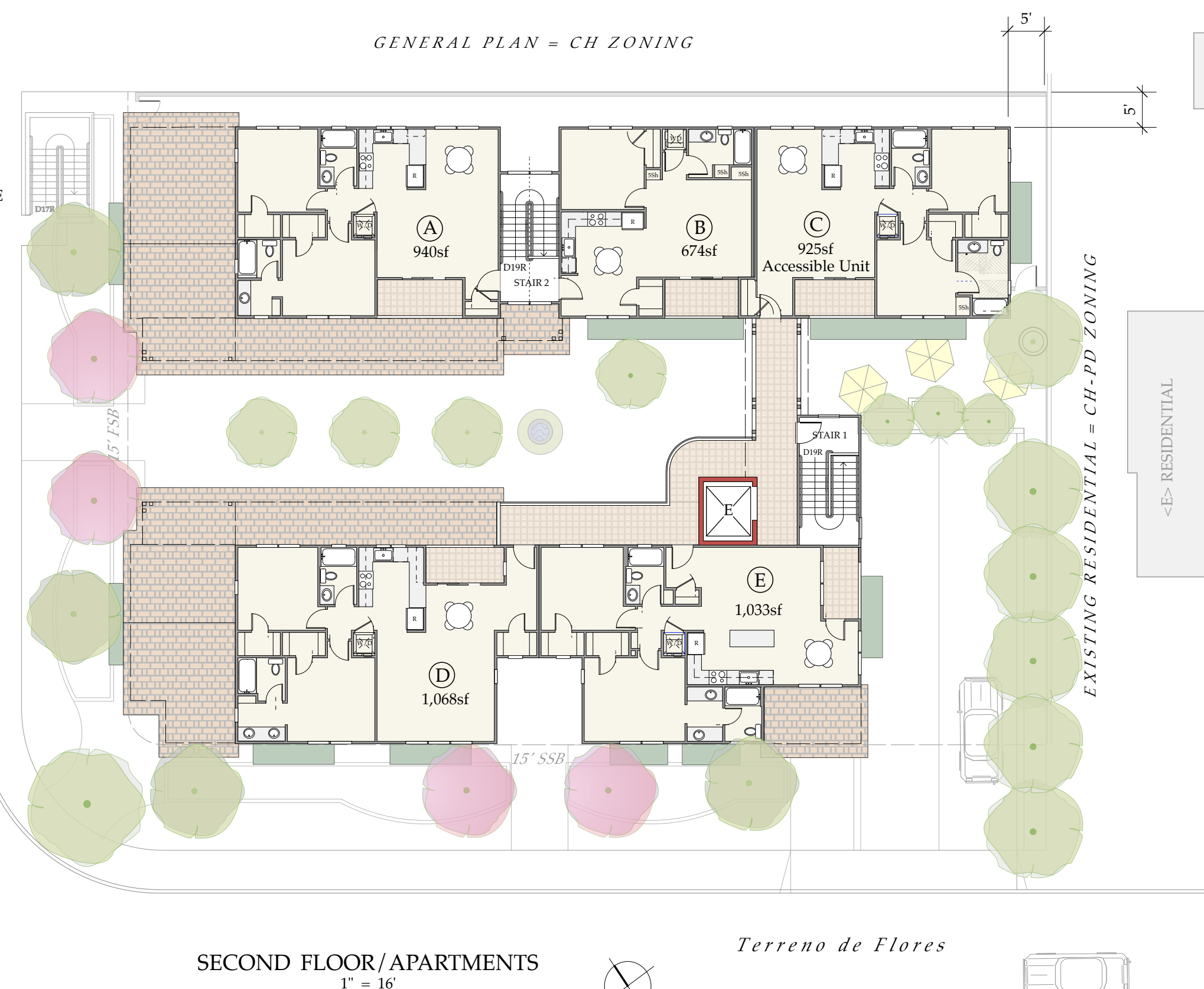
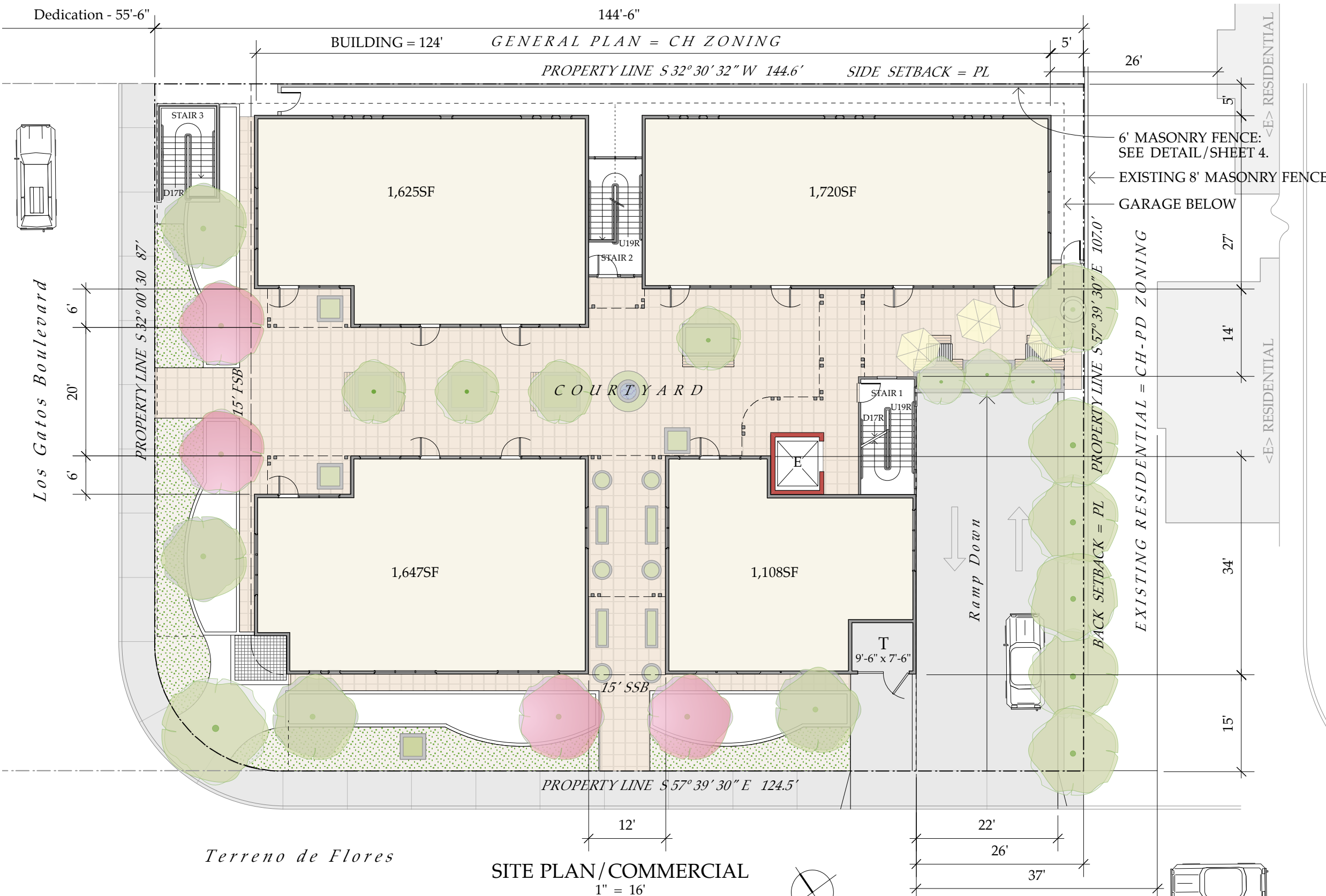
14926 LOS GATOS BOULEVARD
LOS GATOS
CALIFORNIA
28 JULY 2020

JOHN LIEN
ARCHITECT

196 COLLEGE AVENUE
LOS GATOS
CALIFORNIA
95030
408.395.3525

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



TABULATION
Gross Lot Area = 21,313sf / 0.49Ac
Dedication = 5,933sf
Net Lot Area = 15,380sf / 0.35Ac
Max Allowed Density = 20DU / Ac
Proposed DU's = 5
Proposed Density = $5 \div 0.35 = 14.3\text{DU} / \text{Ac}$
Proposed Commercial = 6,100sf
Required Parking:
 Residential = 5 Units x 2.5 cars = 13 cars
 Commercial = $6,100 \div 235\text{sf} = 26$ cars
 Total Required Parking = 39 cars
Total Proposed Parking = 33 cars:
NOTE: a CUP allowing Alternating Uses is requested.
Lot Coverage:
 Maximum Allowed = 50%
 Proposed = $6,594 \div 15,380 = 43\%$
Parking, Unit C & all Commercial = ADA accessible

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L6	LANDSCAPE & IRRIGATION DETAILS

FLOOR PLANS
PARCEL MAP
TABULATION
SHEET INDEX

MIXED USE PROJECT

926 LOS GATOS BOULEVARD
LOS GATOS • CALIFORNIA
8 APRIL 2021

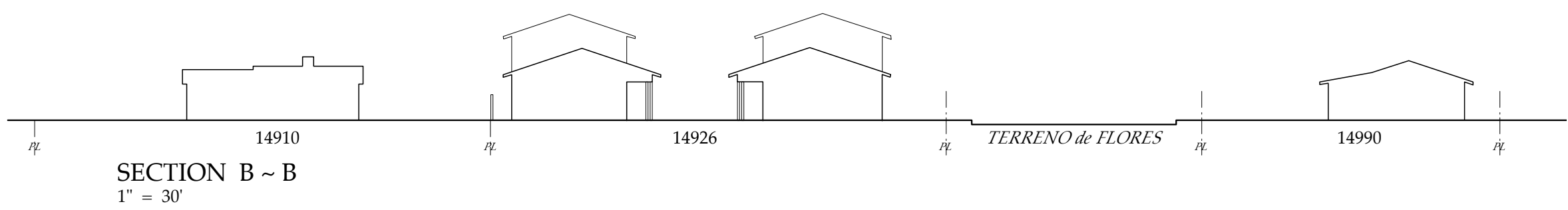
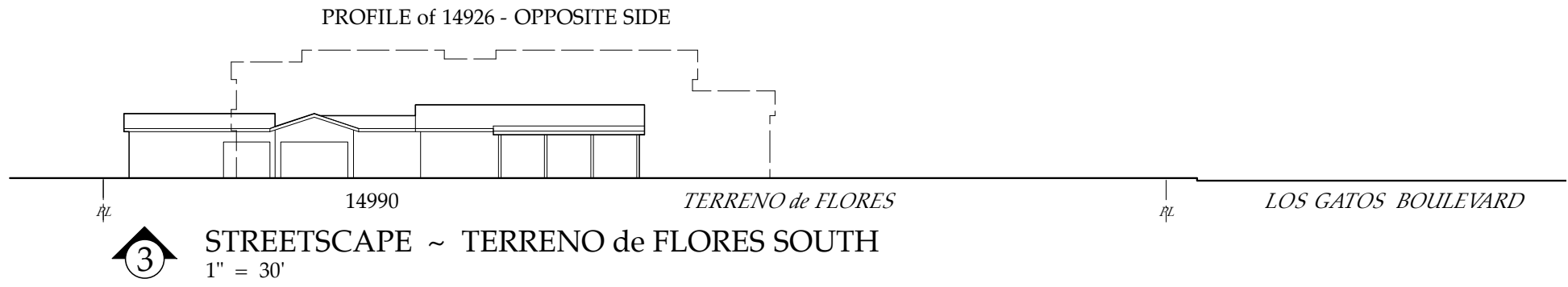
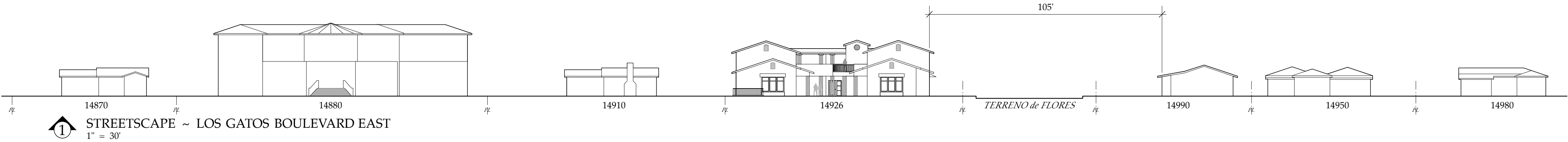
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96 COLLEGE AVENUE
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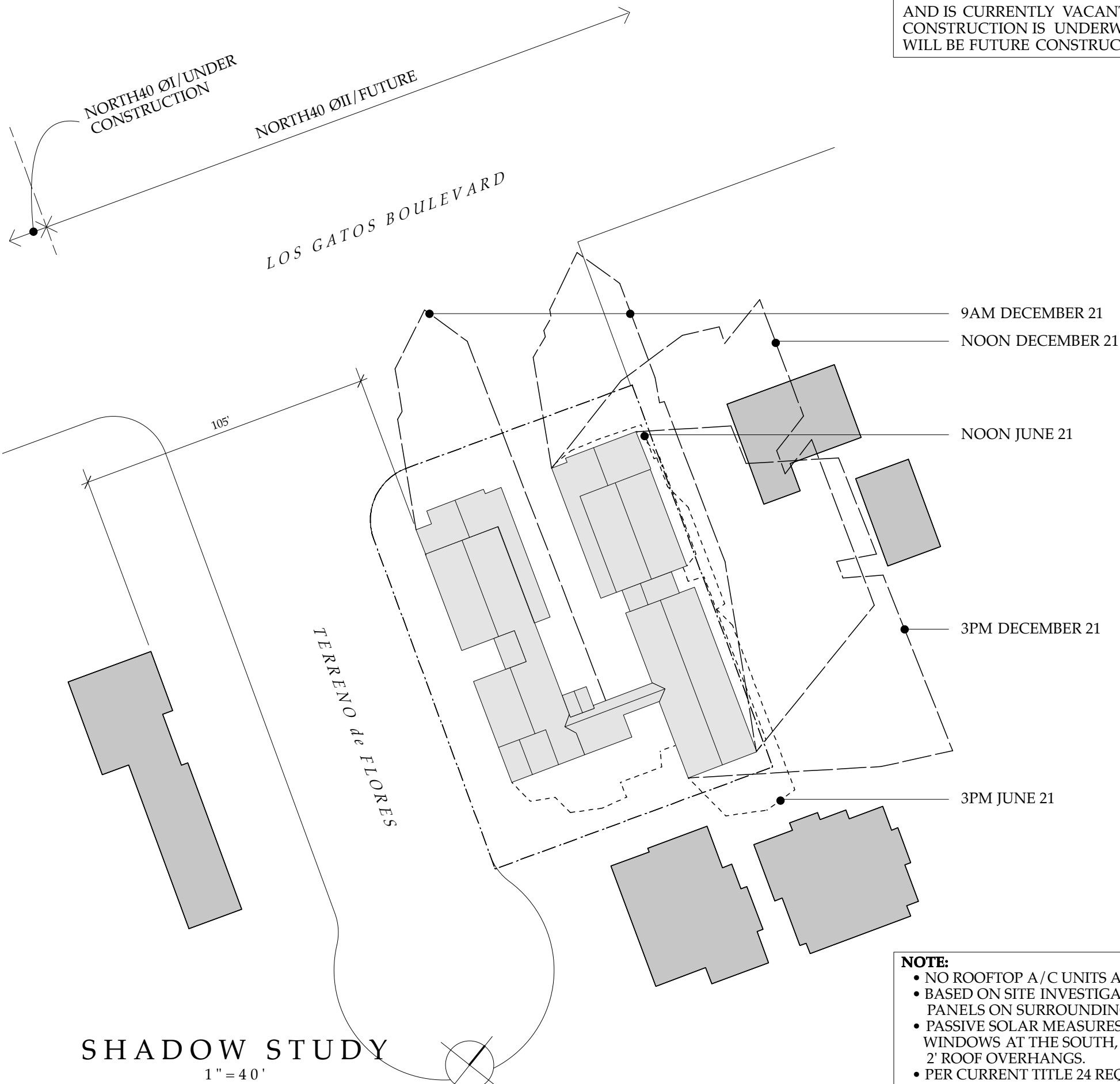
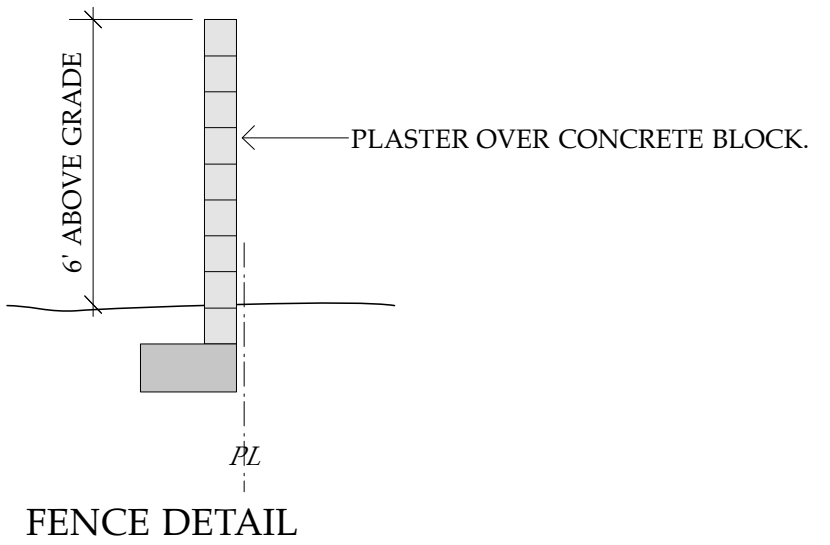


NORTH ELEVATION
and
NORTH & SOUTH
COURTYARD
ELEVATIONS
MIXED USE PROJECT
14926 LOS GATOS BOULEVARD
LOS GATOS • CALIFORNIA
8 APRIL 2021

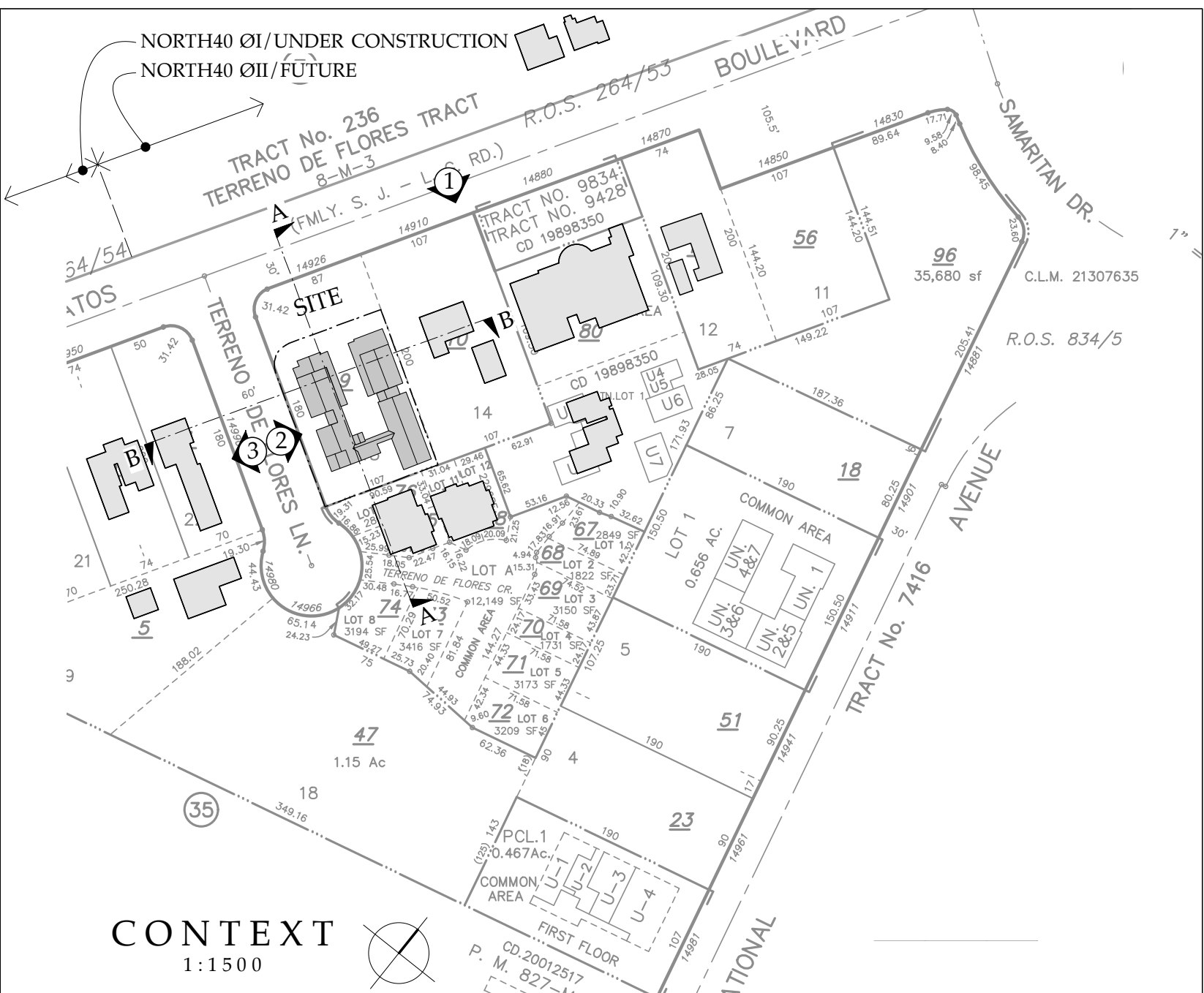
JL/A
ARCHITECT
196 COLLEGE AVENUE
LOS GATOS
CALIFORNIA
95030
408.395.3525



NOTE:
THE NORTH40 IS ON THE WEST SIDE OF LGB
AND IS CURRENTLY VACANT. PHASE ONE OF
CONSTRUCTION IS UNDERWAY & PHASE TWO
WILL BE FUTURE CONSTRUCTION.



NOTE:
• NO ROOFTOP A/C UNITS ARE PROPOSED.
• BASED ON SITE INVESTIGATION THERE ARE NO SOLAR
PANELS ON SURROUNDING ROOFTOPS.
• PASSIVE SOLAR MEASURES CONSIST OF AWNINGS OVER
WINDOWS AT THE SOUTH, EAST & WEST ELEVATIONS &
2' ROOF OVERHANGS.
• PER CURRENT TITLE 24 REQUIREMENTS ROOFTOP SOLAR
PANELS WILL BE PROVIDED.

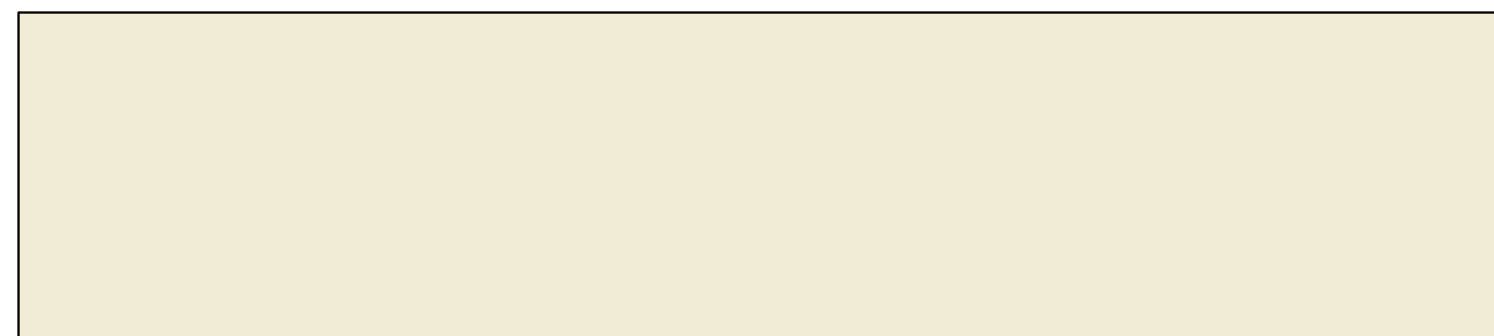


STREETSCAPE
SECTIONS
SHADOW STUDY
CONTEXT

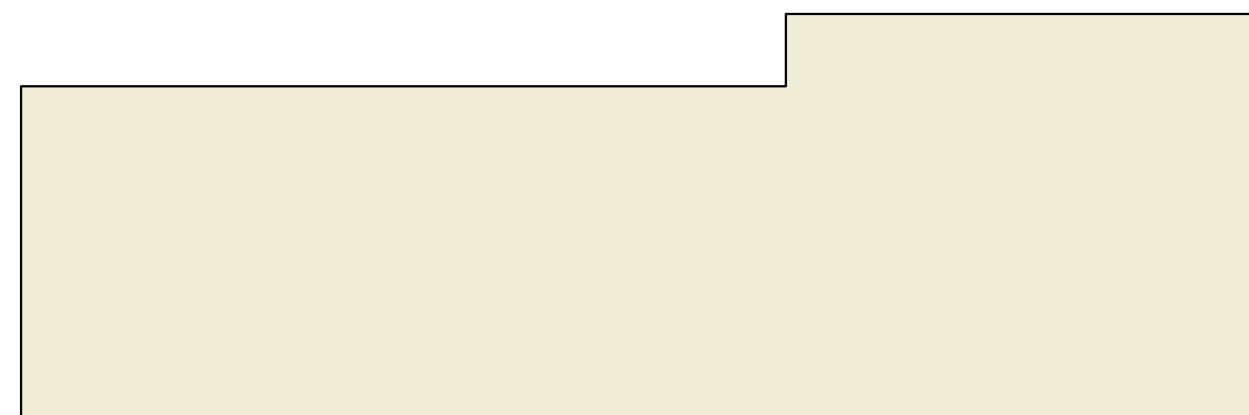
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Los Gatos Boulevard

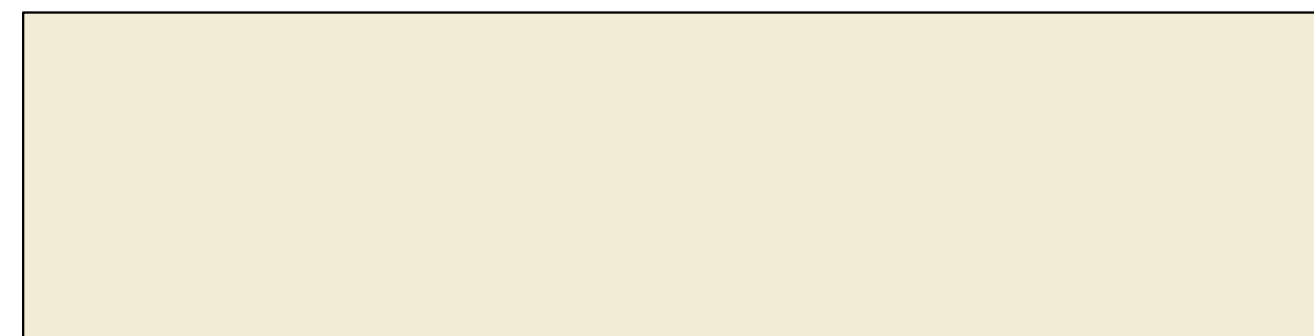
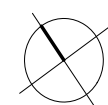


COURTYARD

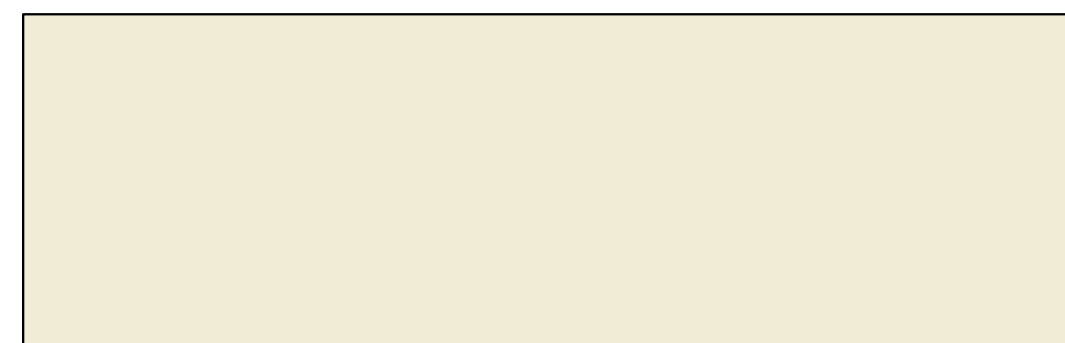


CAR ACCESS

CONCEPTUAL PLAN/COMMERCIAL
1" = 16'



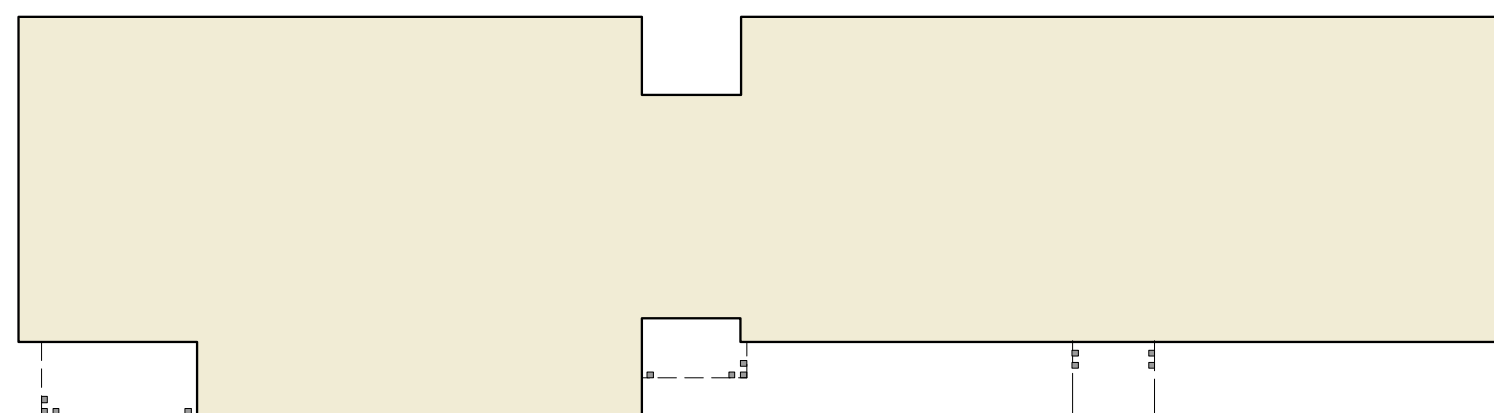
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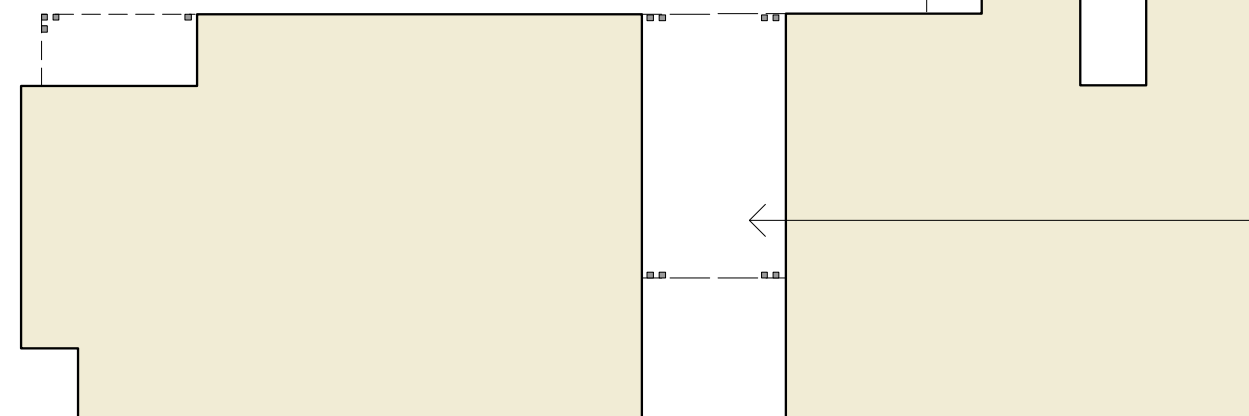
CONCEPTUAL PLAN/APARTMENTS
1" = 16'



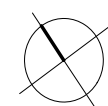
Los Gatos Boulevard



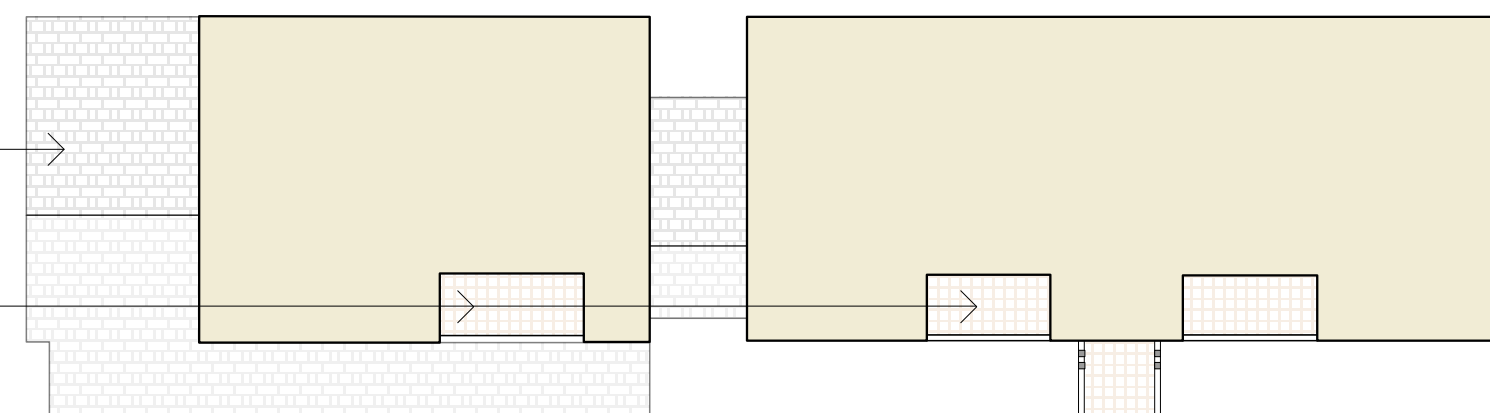
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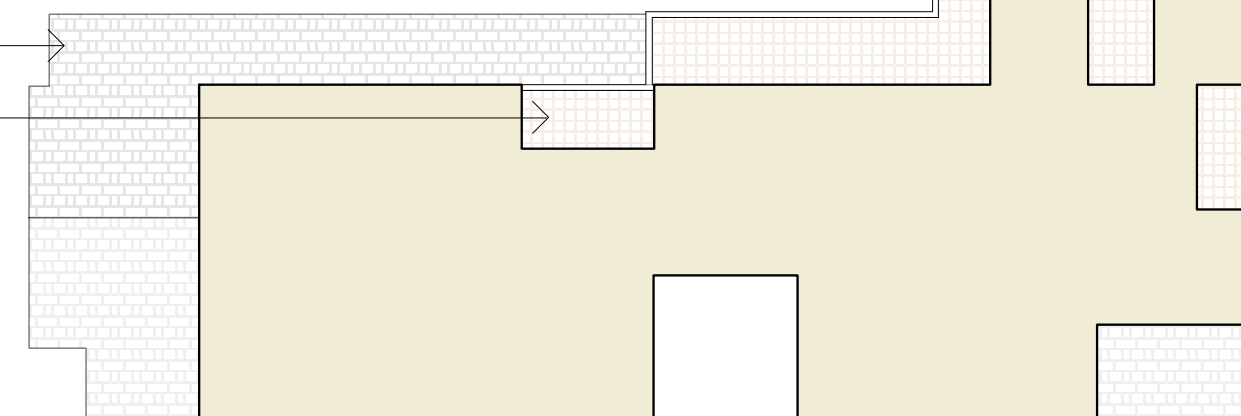
PLAN ARTICULATION/COMMERCIAL
1" = 16'



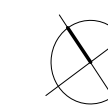
GUIDING DESIGN PRINCIPLES:
• Simplicity
• Symmetry
• Repetition
• Exceptions = Variety
• Respect Neighborhood Context



COURTYARD



PLAN ARTICULATION/APARTMENTS
1" = 16'



DESIGN ANALYSIS -
ARTICULATION
MIXED USE PROJECT

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1 SOUTH ELEVATION ~ TERRENO de FLORES
1" = 16'



2 ELEVATION NORTH COURTYARD
1" = 16'

LED recessed wall - shielded

BEGA

Application
The shielded light distribution is ideal for the glare-free illumination of ground surfaces, building entrances, stairs, and footpaths.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (s0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Painted aluminum installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 0.5 lbs

Electrical
Operating voltage 24VDC (remote power supply req.)
LED module wattage 2.0W
System wattage 2.7W
Color rendering index Ra > 80
Luminaire lumens 44 lumens (3000K)
Lifetime at Ta = 25° C 50,000 h (L70)

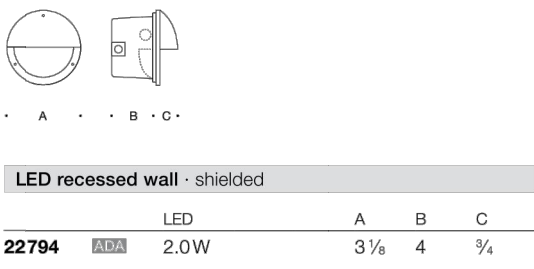
LED color temperature
□ 4000K - Product number + **K4**
□ 3500K - Product number + **K35**
□ 3000K - Product number + **K3 (EXPRESS)**
□ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Type: **C**
BEGA Product:
Project:
Modified:

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors □ Black (BLK) □ White (WHT) □ RAL:
□ Bronze (BRZ) □ Silver (SLV) □ OUS:

Available Accessories
□ **19580** Remote 25W LED driver and box
□ **19591** Remote 50W LED driver and box
See individual accessory spec sheet for details.



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2018 Updated 07/2019

LED wall luminaire - partially shielded

BEGA

Application
This LED wall luminaire has a partially shielded light source and is designed for the remote lighting of interior and exterior locations with glare-free illumination.

Materials
Luminaire housing constructed of die-cast and spun marine grade, copper free (s0.3% copper content) A360.0 aluminum alloy
Three-ply opal glass
High temperature silicone gasket
NRTL listed to North American Standards, suitable for wet locations
Protection class IP44
Weight: 4.0 lbs

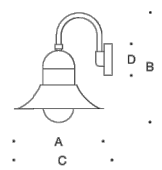
Electrical
Operating voltage 120-277VAC
Minimum start temperature -20° C
LED module wattage 8.9W
System wattage 12W
Controllability 0-10V dimmable
Color rendering index Ra > 90
Luminaire lumens 224 lumens (3000K)
Lifetime at Ta = 15° C 500,000 h (L70)
Lifetime at Ta = 40° C 268,000 h (L70)

LED color temperature
□ 4000K - Product number + **K4**
□ 3500K - Product number + **K35**
□ 3000K - Product number + **K3**
□ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Type: **B**
BEGA Product:
Project:
Modified:

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors □ Black (BLK) □ White (WHT) □ RAL:
□ Bronze (BRZ) □ Silver (SLV) □ OUS:



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Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency
	A		9	BEGA Converted by LUMCat V 25.09.2013 / H.R.		99 446	LED 14W	1	66453_BEGA_I ES.ies	1566	1	1	18	100%
	B		5	BEGA Converted by LUMCat V 24.03.2015 / H.R.		66411K3	LED 10.5W	1	66411K3_BEGA _IES.ies	910	1	1	13	100%
	C		4	BEGA Converted by LUMCat V 28.02.2018		22 794	LED 2W	1	22794_BEGA_I ES.ies	44	1	1	2.7	100%
	D		9	LIGHTOLIER BY SIGNIFY	C3L07935NZ10U/C3RDL CC	3 INCH LED DOWNLIGHT	LED NARROW	1	C3L07935NZ10 U-C3RDLCC.ies	845	1	1	9.4	100%

LED wall mount luminaires - Asymmetrical flat beam light distribution

BEGA

Application
LED wall mount luminaire with asymmetrical flat beam light distribution designed for the illumination of parking areas and roadways.

Materials
Luminaire housing and mounting canopy constructed of die-cast marine grade, copper free (s0.3% copper content) A360.0 aluminum alloy
Clear safety glass with anti-reflective coating for increased transmission
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP66
Weight: 9.3 lbs

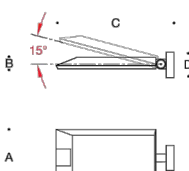
Electrical
Operating voltage 120-277VAC
Minimum start temperature -30° C
LED module wattage 14.0W
System wattage 18.0W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 1,566 lumens (3000K)
LED service life (L70) 60,000 hours

LED color temperature
□ 4000K - Product number + **K4**
□ 3500K - Product number + **K35**
□ 3000K - Product number + **K3**
□ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Type: **A**
BEGA Product:
Project:
Modified:

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors □ Black (BLK) □ White (WHT) □ RAL:
□ Bronze (BRZ) □ Silver (SLV) □ OUS:



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LIGHTOLIER
by @ignify

Downlighting
Calculate 3"
C3RDL Round downlight

Calculate 3" features industry leading visual comfort, excellent uniform illumination over time, and patented installation flexibility. Optical cutoff of 50° coupled with exceptional 2 Step MacAdam ellipse color consistency make the Calculate 3" downlight an ideal choice providing a lasting and accentuating effect on the space.

Complete luminaire = Frame + Engine + Trim + Accessories (optional)
Complete remodel luminaire = Engine + Trim + Accessories (optional)

Series	Installation	Voltage/Options	example: 3RAS
3R	Uniframe 3" round frame	<p>N New Construction Non-IC</p> <p>A AirSeal IC (1000m max)</p>	<p>LC Chicago plenum</p> <p>3 347V foot compatible with ELV dimming</p> <p>3IP 347V with Interact Pro (for 0-10V engine only)¹</p> <p>S Shallow universal (120V/277V)¹</p>

Series	Lumens	CRI	CCT	Beam	Dimming	Voltage	Plenum	example: C3L10930NZ10US
C3L	Calculate 3" light engine	9	90CRI	27 2700K 30 3000K 35 3500K 40 4000K	N Narrow (33°) M Medium (35°) W Wide (62°)	210 0-10V 1% L Lutron PEG0 (120V/277V/347V) E ELV	U Universal (120V/277V/347V)	- Standard
	05 500lm 07 750lm 10 1000lm 15 1500lm* 18 1800lm*							
	10 1000lm 07 750lm 10 1000lm	9 90CRI	D2W 3000K-1800K ¹	N Narrow (33°) M Medium (35°) W Wide (62°)	210 0-10V 1% E Electronic low voltage	U Universal (120V/277V/347V)	R Remodeler ² S Shallow ³	

Series	Style	Reflector	Flange	Accessories
C3R	Calculate 3" round trim	DL Downlight (for remodeler & new construction)	<p>BK Black (anodized)</p> <p>CL Specular clear</p> <p>CO Comfort clear</p> <p>CZ Champagne bronze (anodized)</p> <p>WH White (matte)</p> <p>WT Textured white (painted)</p> <p>BT Textured black (painted)</p> <p>BZ Bronze (painted)</p> <p>D Aluminum diffuse (painted)</p>	<p>Flange</p> <p>Flangeless¹</p> <p>Standard depth with 50° cutoff</p> <p>Standard depth with 50° cutoff</p> <p>1" regrip</p> <p>cast aluminum (wide beam only)</p> <p>Interact Office accessory (for use with Lightolier Uniframe 0-10V frames)</p> <p>(order & install separately)</p>

- Emergency (EM) frame includes emergency battery with ceiling mounted test switch (no reflector mountable test switch). Requires above ceiling access. Ceiling mount test switch only (see page 2 for details and installation).
- Interact Pro (IP & 3IP) requires above ceiling access.
- Must order shallow IC frame (S), shallow engine (S) for complete shallow assembly.
- Standard depth trims are compatible with shallow frame.
- The 1500m (S) and 1800m (S) options are not available with standard AirSeal IC frame (3RA-).
- On to Warm (D2W) engines are for Non-IC (R) frames only.
- For remodeler installations, order light engine and trim only (no frame needed).
- Flangeless (F) trims require CA3RFT mud-in necessary for installation.



TYPE - D

C3RDL Calculate 3"
Round downlight

Frame-in-kits

New construction:
Galvanized stamped steel for dry or plaster ceilings. Pre-installed telescoping mounting bars from 13" to 24" for 4" distances, use 1/2" EMT, 1-1/2" x 1/2" U or C channel.
• Up to 750VA load at 120V

Max ceiling thickness is 1.25" (32mm)

Patented install mounting frame:

- Pre-installed mounting bars for fast and tool-less installs into 1-grip & hat channel ceilings.
- Close-out aperture design eliminates possibility of gap between ceiling opening and reflector flange.
- Separate wiring compartment for wiring frame to building allows inspection prior to light engine install.
- Simple plug-and-play connection between frame and light engine from below ceiling

Dimming

- All configurations are FCC Class A unless otherwise specified.
- Advance 0-10V 1% (Z10)
- Lutron PEG0 Hi-lume Premier 0.1% EcoSystem
- Electronic low voltage (ELV) - Remodel and AirSeal IC Shallow are FCC Class B
- Dim to Warm (D2W) - option changes CCT from 3000K to 1800K gradually as it dims

Optical systems

Quality of light: 2 SDCM ensures color consistency from fixture to fixture and over the luminaire's long lifetime.

Construction: Precision spun high grade aluminum reflectors with options for anodized or painted finishes. Shallow die cast trims available in painted finish.

Comfort throughout the space: True 50° physical cutoff and 45° reflected cutoff.

SpaceWiseDT (SWZDT)

- Remote mounted and centralized SWZDT module accessory controls multiple luminaires.
- Compatible with any 0-10V driver
- 120-347V mains input voltage
- Up to 750VA load at 120V

Interact Office (SRAINT)

- Provides Interact Office functionality either remotely to a group of luminaires, or to individual luminaires.
- Compatible with any 0-10V driver
- 120-347V mains input voltage

Interact Pro (IP)

- Requires above ceiling access for service.
- Interact Pro brings the power of connected lighting to small and medium businesses without the complexity usually associated with connected lighting.
- Interact Pro includes an app, a portal and a broad portfolio of wireless luminaires, lamps and retrofit kits all working on the same system.
- Commissioning via Interact Pro App (Android or iPhone).
- Prepare commissioning remotely via Interact Pro portal.
- Requires compatible Interact Pro Gateway and internet connectivity for commissioning.
- Compatible with LUD451/10 ZigBee Greenpower wireless dimmer switch.
- Compatible with wireless Occ sensor (OCC SENSOR (A CM IP42 WH 10/1) or wireless Day/Occ sensor (OCC MULTI SENSOR (A CM WH 10/1).
- For more information on Interact Pro visit: www.interact-lighting.com/pro.
- For more information on Interact Ready visit: www.gillips.com/interact-ready.

Light engine

- Quick connect power pack allow for easy installation and replacement from below ceiling with no need for additional wiring. This allows for:
- Frame and ceiling installation to be performed while still finalizing details such as lumen packages, CCT and control type.
- Easy replacement of electronics at end of life with minimal wasted material and labor required.
- Ease and upgradability of technology.
- Predicted 70% lumen maintenance to 50,000 hrs.
- Max operating ambient temperature of 30°C.

Options and accessories

Flangeless mud-in ring: Use CA3RFT for use with flangeless plaster installations.

Title 24 exceptions

- BK and CZ finishes
- Must be installed in shallow AirSeal IC frame
- Must be ELV and 750m or 1000m only

ENERGY STAR® exceptions

- BZ and CZ finishes
- 347V Emergency voltage/options
- Lutron configurations
- Dim to Warm configurations

Labels and listings

- cULus listed for wet locations
- ENERGY STAR® certified
- CEC Title 24 JAB certified
- COCA (frames with "LC suffix)

Warranty



0-10V electrical tables					ELV electrical tables					Lutron electrical tables				
Light engine	Input volts	Input current	Drive current	Input power	Light engine	Input volts	Input current	Drive current	Input power	Light engine	Input volts	Input current	Drive current	Input power
C3L05_Z10U	120 V	0.06 A	150 mA	7.0 W	C3L05_E1	120 V	0.05 A	150 mA	6.4 W	C3L05_LU	120 V	0.06 A	150 mA	6.2 W
C3L07_Z10U	120 V	0.08 A	220 mA	9.5 W	C3L07_E1	120 V	0.02 A	150 mA	8.7 W	C3L07_LU	120 V	0.08 A	220 mA	8.8 W
C3L10_Z10U	120 V	0.12 A	330 mA	13.6 W	C3L10_E1	120 V	0.03 A	220 mA	8.7 W	C3L10_LU	120 V	0.12 A	330 mA	13.0 W
C3L15_Z10U	120 V	0.15 A	450 mA	18.6 W	C3L15_E1	120 V	0.11 A	330 mA	13.2 W	C3L15_LU	120 V	0.15 A	450 mA	17.7 W
C3L18_Z10U	120 V	0.18 A	540 mA	20.4 W	C3L18_E1	120 V	0.15 A	450 mA	17.4 W	C3L18_LU	120 V	0.18 A	540 mA	19.8 W
C3L07_Z10US	120 V	0.08 A	220 mA	9.4 W	C3L07_E1R	120 V	0.02 A	150 mA	8.7 W	C3L07_LUR	120 V	0.08 A	220 mA	8.8 W
C3L10_Z10UR	120 V	0.12 A	330 mA	14.1 W	C3L10_E1R	120 V	0.03 A	220 mA	8.7 W	C3L10_LUR	120 V	0.12 A	330 mA	13.2 W
C3L15_Z10UR	120 V	0.15 A	450 mA	18.6 W	C3L15_E1R	120 V	0.11 A	330 mA	13.2 W	C3L15_LUR	120 V	0.15 A	450 mA	17.7 W
C3L18_Z10UR	120 V	0.18 A	540 mA	20.4 W	C3L18_E1R	120 V	0.15 A	450 mA	17.4 W	C3L18_LUR	120 V	0.18 A	540 mA	19.8 W

CalculateLED_3in_Downlight_C3RDL 03/20 page 2 of 6



REVISIONS

MIXED USE PROJECT

14926 LOS GATOS BOULEVARD
LOS GATOS
CALIFORNIA

LIGHT
FIXTURE
SCHEDULES

- Date -	
SHEET	
L1	
JOB # 190790	



REVISIONS

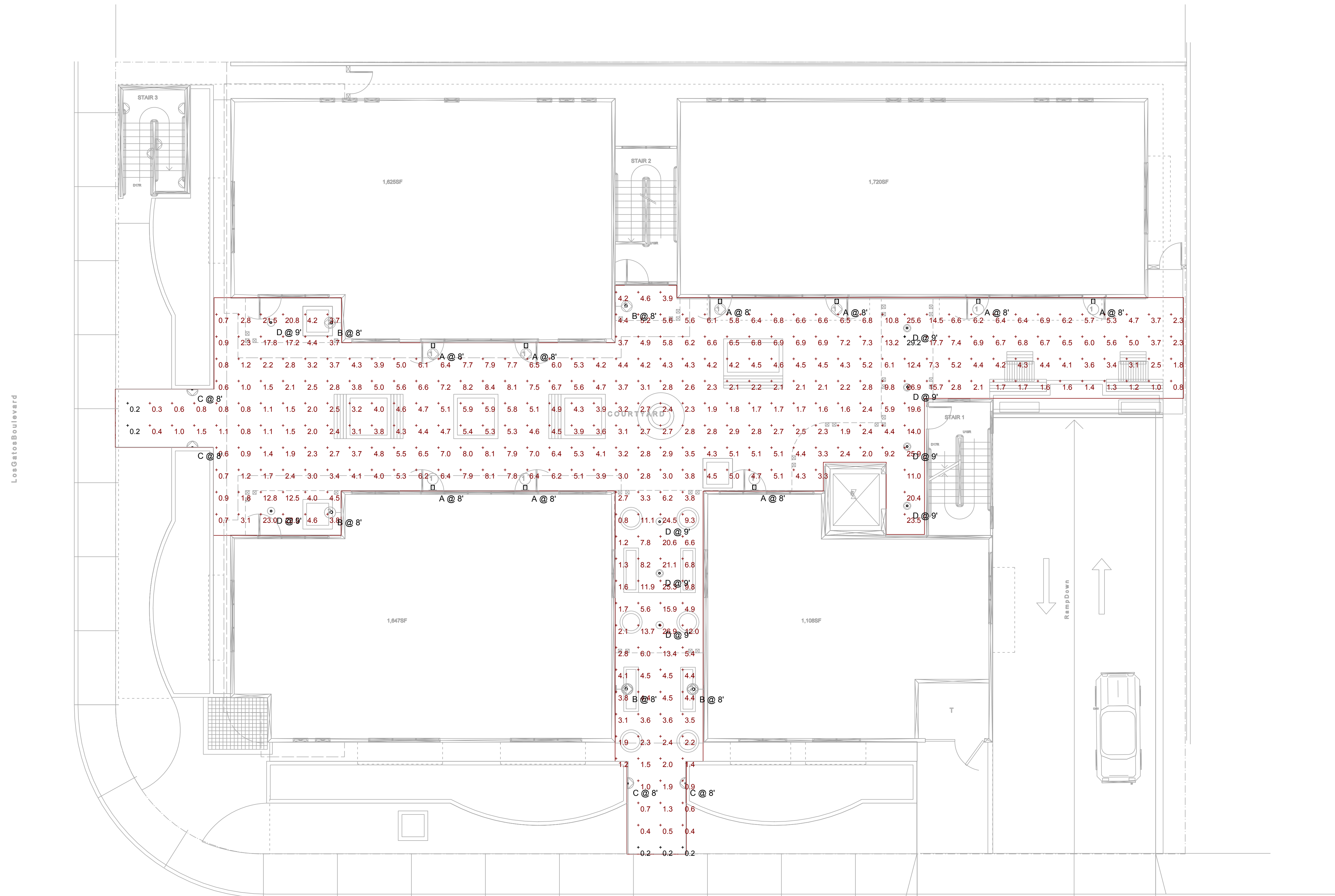
MIXED USE PROJECT
14926 LOS GATOS BOULEVARD
LOS GATOS
CALIFORNIA

PHOTOMETRIC
PLAN

- Date -	
SHEET	
L2	
JOB # 190790	

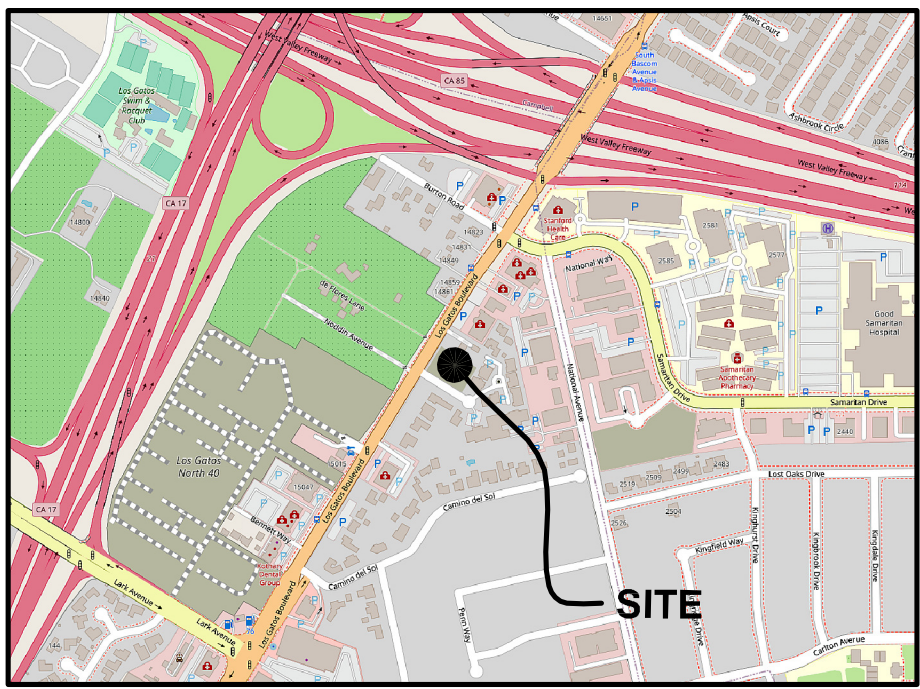
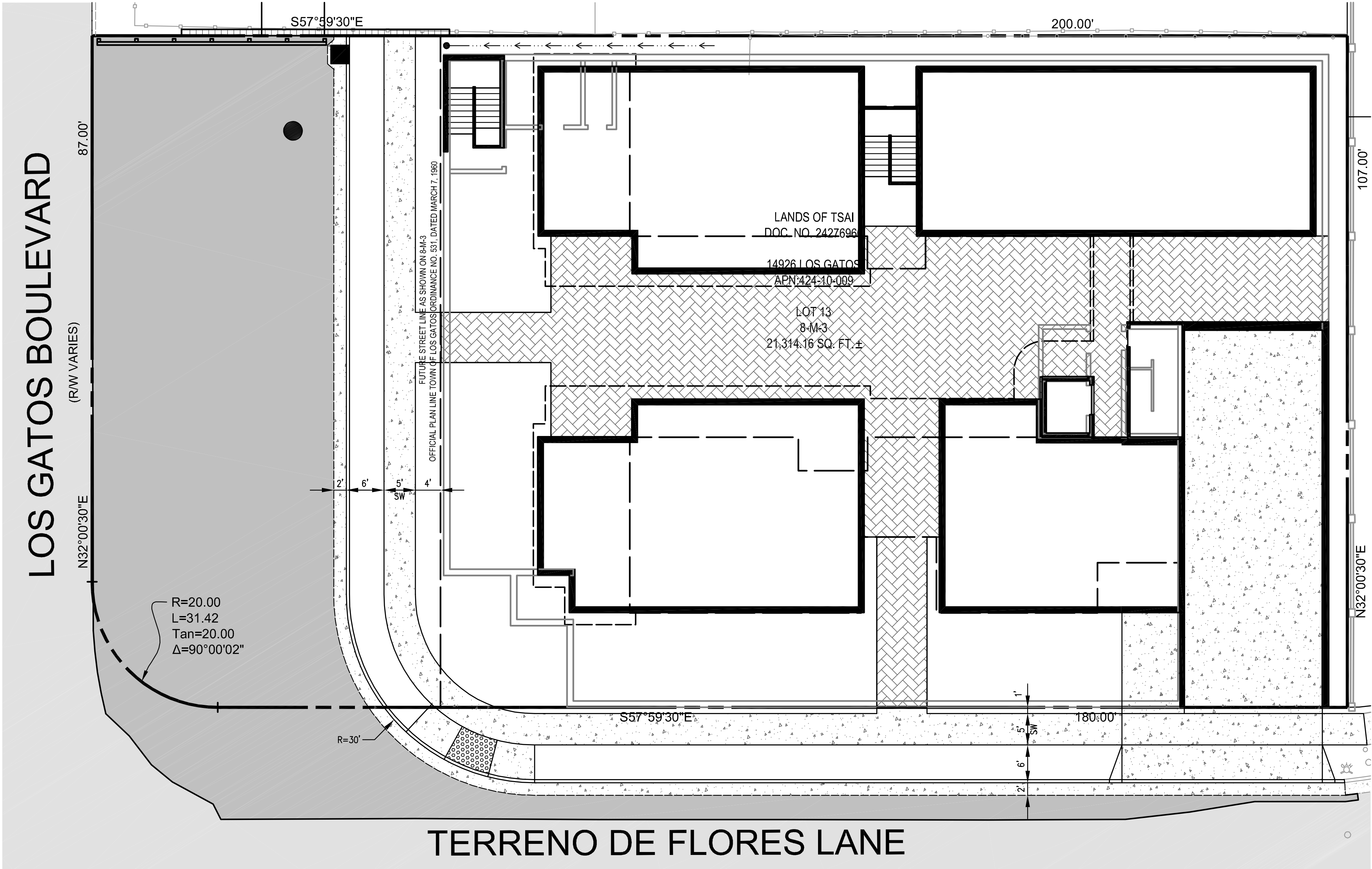
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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	5.3 fc	29.2 fc	0.2 fc	146.0:1	26.5:1



PHOTOMETRIC PLAN

SCALE: N.T.S.



TENTATIVE MAP NOTES

TRACT NAME:	14926 LOS GATOS BLVD LOS GATOS CA 95032 MIXED USE CONDO & COMMERCIAL
OWNER:	DAVID TSAI 276 LAS MIRADAS DR. LOS GATOS CA 95032
CIVIL ENGINEER:	TERENCE J SZEWCZYK TS/CIVIL ENGINEERING INC 1776 TECHNOLOGY DR. SAN JOSE, CA 95110 (408) 316-2696
APN:	424-10-009
GROSS AREA:	0.48 ACRES
ZONING:	R110
AVERAGE SLOPE:	?
LOT YIELD:	?
PROPOSED LOTS:	?
WATER SUPPLY:	SAN JOSE WATER COMPANY
SEWAGE DISPOSAL:	WEST VALLEY SANITATION DISTRICT
GAS & ELECTRIC:	PG&E

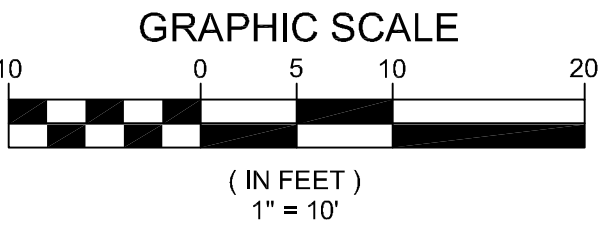
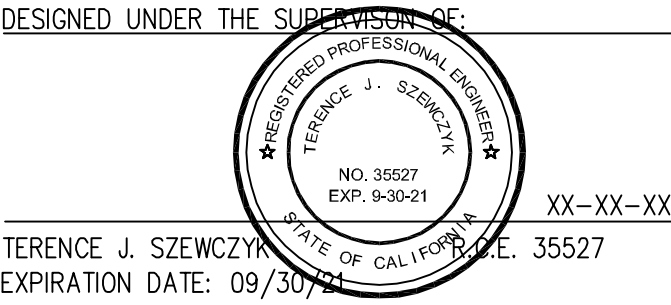
SHEET INDEX

C1	TENTATIVE MAP
C2	EXISTING CONDITIONS PLAN
C3	SITE PLAN
C4	SITE CROSS SECTIONS
C5	LOS GATOS BLVD PLAN AND PROFILE
C5	TERRENO DE FLORES LANE PLAN AND PROFILE

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
STREET CENTER LINE	---	---
BUILDING SETBACK LINES	---	---
EASEMENT	---	---
DIRT ROAD	---	---
ROAD/PAVEMENT	---	---
CURB	---	---
CURB AND GUTTER	---	---
CONCRETE	---	---
CONTOUR MAJOR	530	530
CONTOUR MINOR	534	534
DAYLIGHT LINE	---	---
BLOCK RETAINING WALL	---	---
ROCK RETAINING WALL	---	---
DRIVEWAY	---	---
BUILDING	---	---
BUILDING 2nd FLOOR	---	---

DESCRIPTION	EXISTING	PROPOSED
AC BERM	---	---
TOP OF BANK	---	---
TOE OF BANK	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
SANITARY SEWER LINE	---	---
PERFORATED SEPTIC LINE	---	---
ELECTRIC LINE	---	---
GAS LINE	---	---
STORM DRAIN LINE	---	---
WATER LINE	---	---
OVERHEAD WIRE	---	---
SWALE/FLOWLINE	---	---
PROP. GRASSY SWALE	---	---

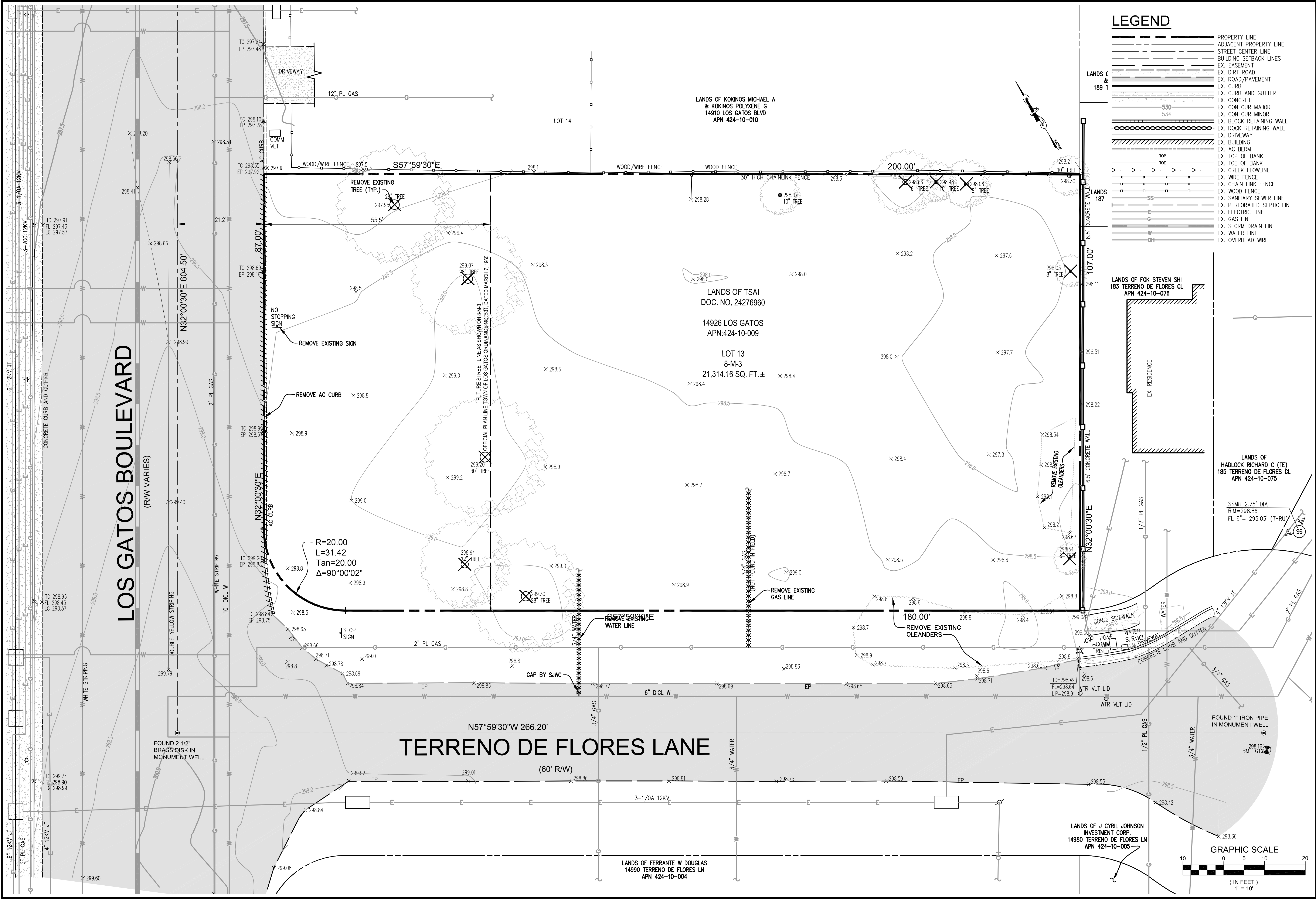


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1776 TECHNOLOGY DRIVE
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PH: 408.452.9300
FAX: 408.837.7550

TENTATIVE MAP 14926 LOS GATOS BOULEVARDS LOS GATOS, CA 95032 APN 424-10-009

DATE	REVISIONS	BY
4-9-21		
1"=10'		
DKH		
JMS		
TJS		
TJS		
SHEET NO.		
C-1		
OF 6 SHEETS		
JOB NO.		
20-227		

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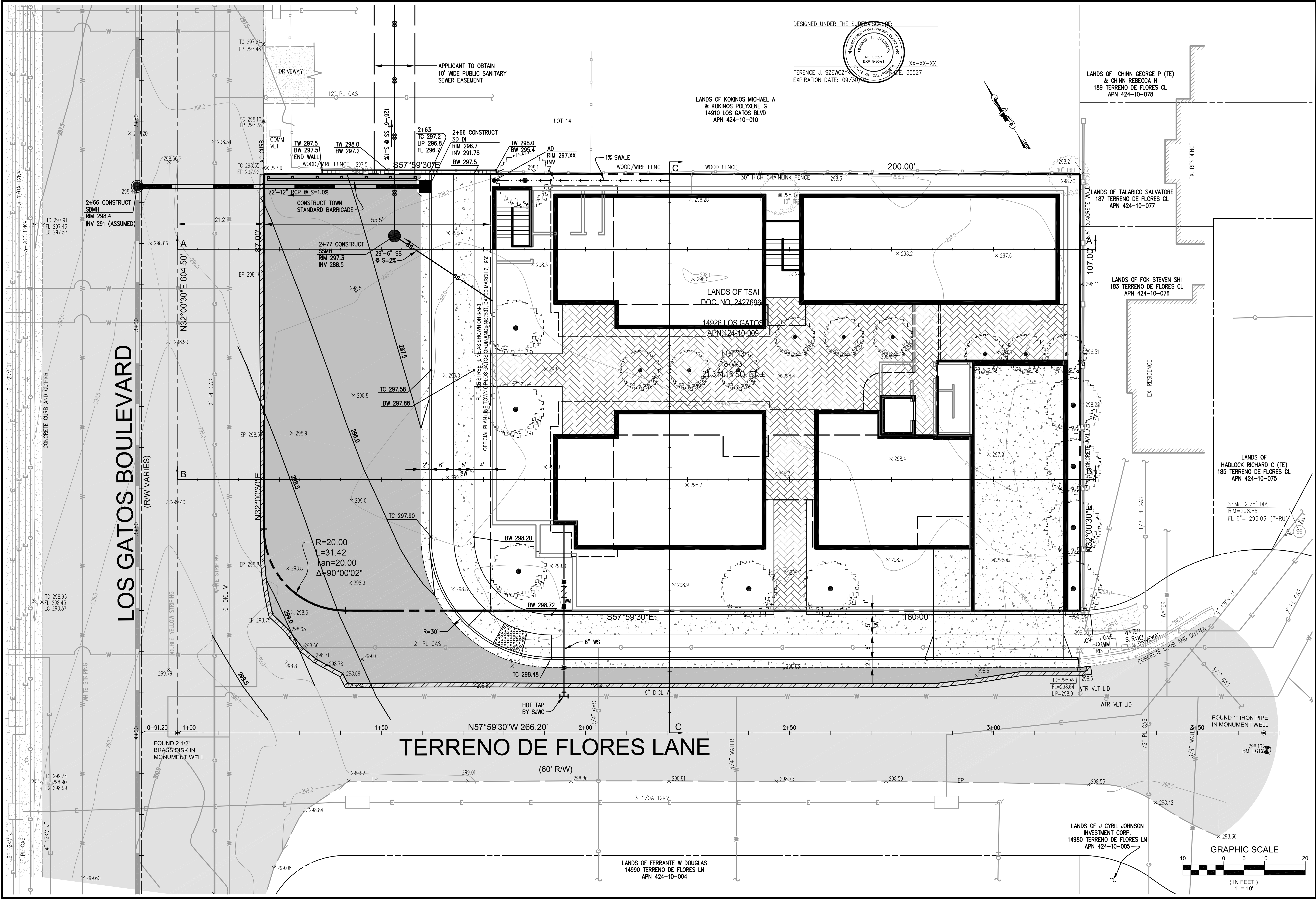
EXISTING CONDITIONS
AND DEMOLITION PLAN
14926 LOS GATOS BOULEVARDS
LOS GATOS, CA 95032
APN 424-10-009

NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			

DATE: 4-9-21
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY: JMS
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO. C-2 OF 6 SHEETS
JOB NO. 20-227

04/09/2021 3:44pm - N:\2020 JOBS\20-227\DWG\20-227 C2 EXISTING CONDITIONS PLAN.DWG - C2

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TS CIVIL ENGINEERING

15

SITE PLAN

14926 LOS GATOS BOULEVARDS
LOS GATOS, CA 95032
APN 424-10-009

NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			

DATE: 4-9-21

SCALE: 1"=10'

DRAWN BY: DKH

SURVEYED BY: JMS

PROJ ENGR: TJS

CHECK BY: TJS

SHEET NO.

C-3

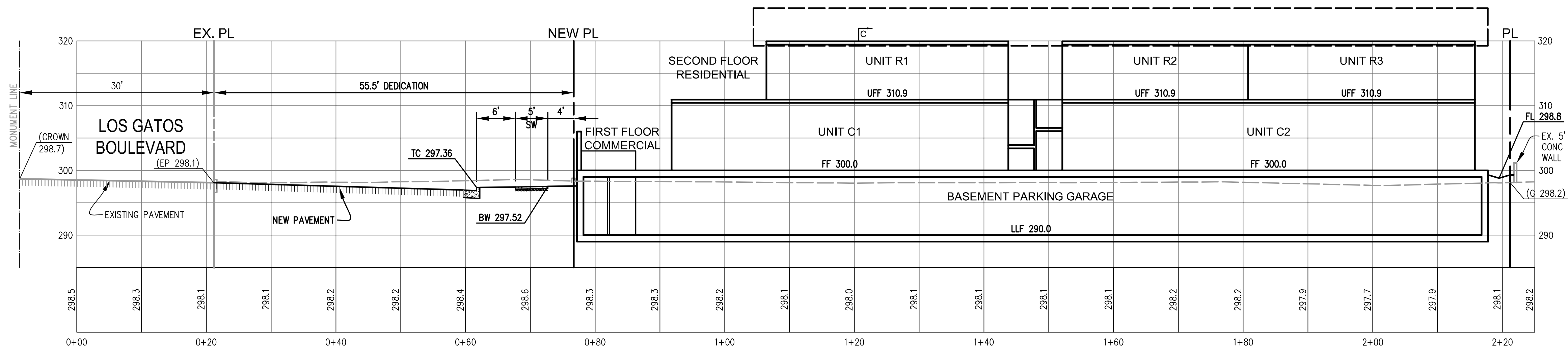
OF 6 SHEETS

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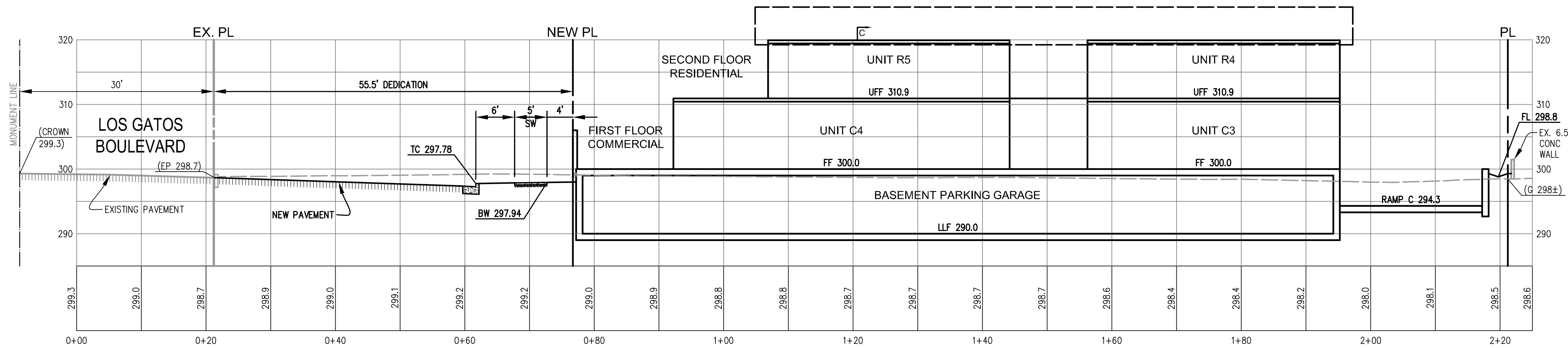
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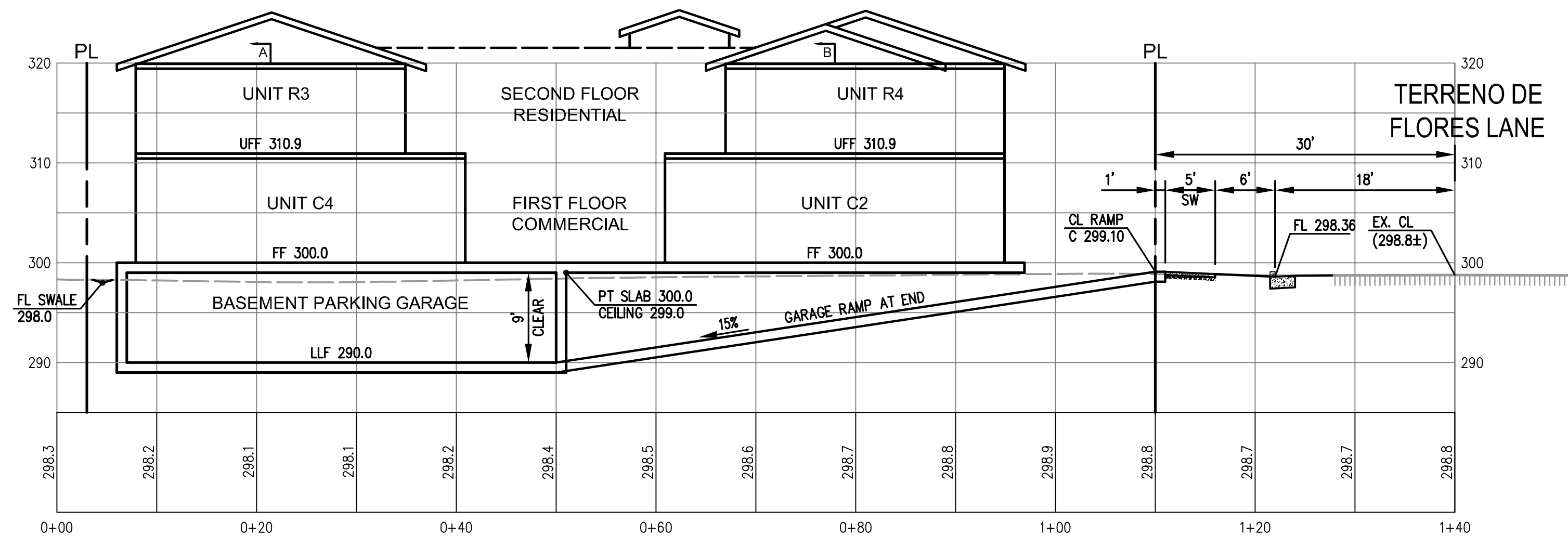
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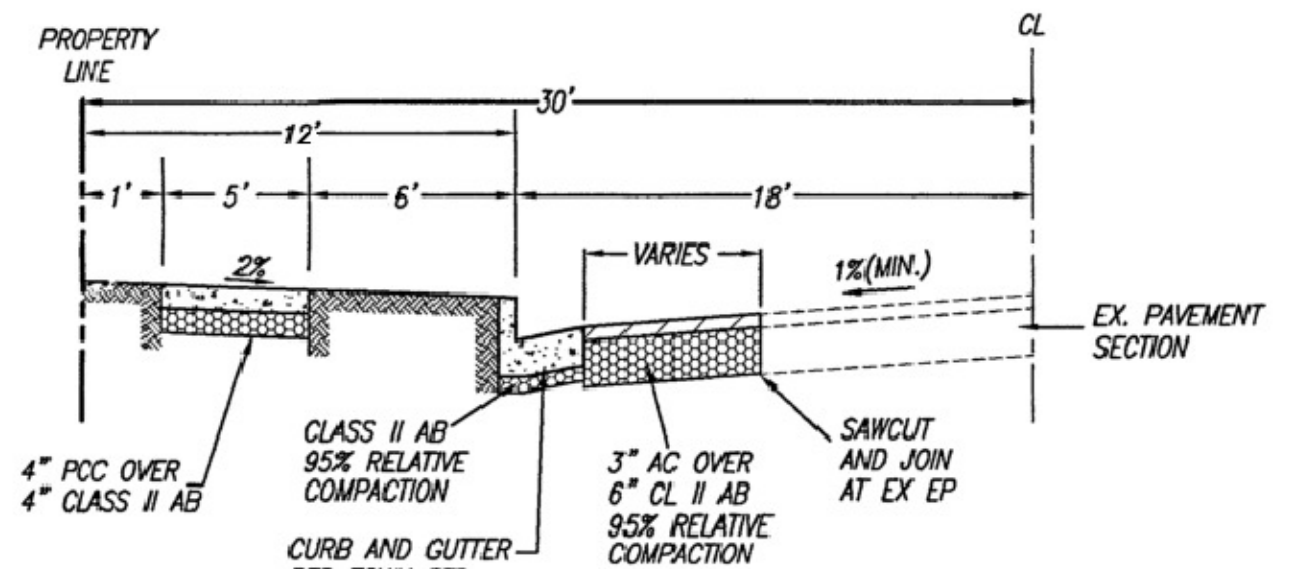
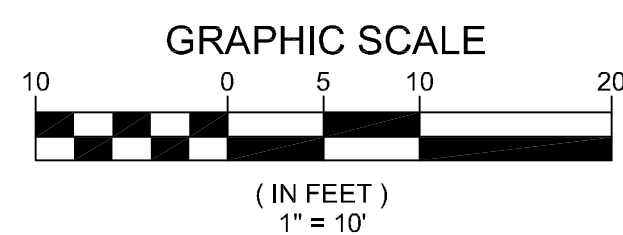
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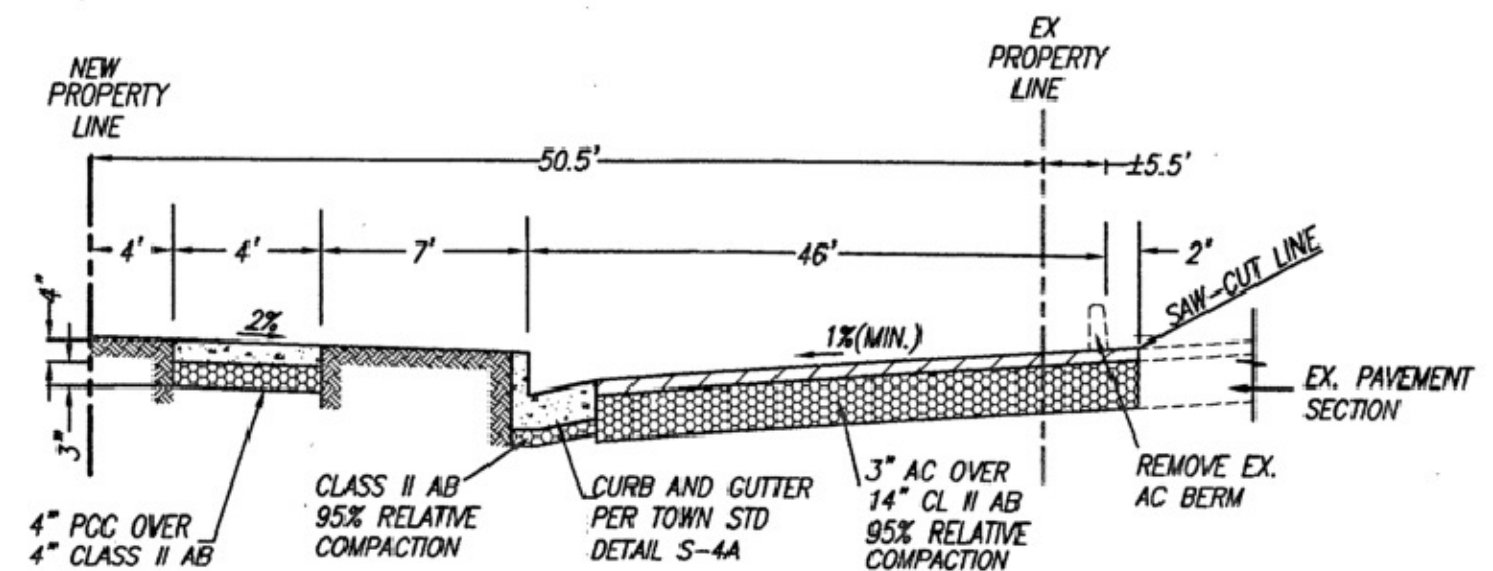
SECTION B-B
1"=10'



SECTION C-C
1"=10'



TERRENO DE FLORES LANE
NOT TO SCALE



LOS GATOS BLVD.
NOT TO SCALE

SITE CROSS SECTIONS
14926 LOS GATOS BOULEVARDS
LOS GATOS, CA 95032
APN 424-10-009

DATE:										4-9-21											
SCALE:										1"=10'											
DRAWN BY:										DKH											
CHECKED BY:										JMS											
DESIGNED BY:										TJS											
ELECTRIC BY:										TJS											
										REVISIONS										DATE	
										BY											
										1											

SHEET NO.

C-4

OF 6 SHEETS

DRAWING NO.
20-227

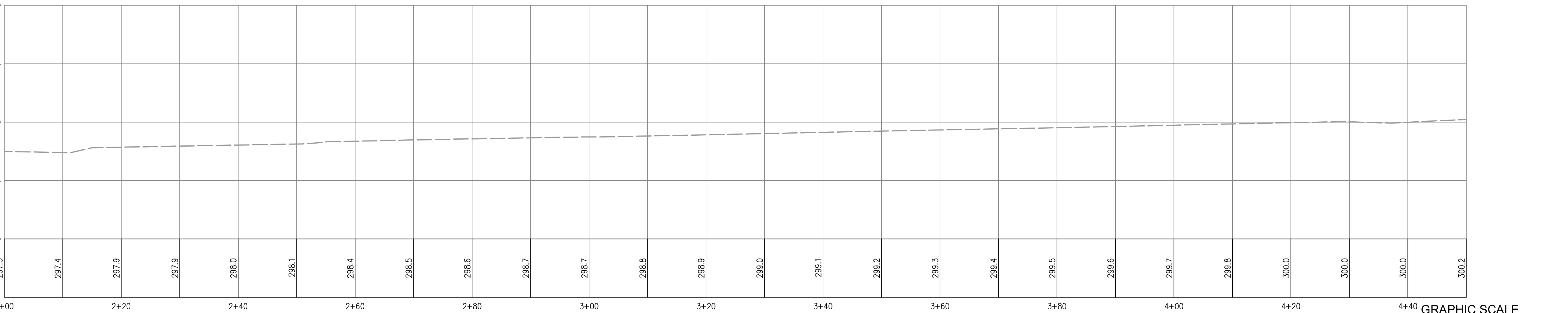
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4-9-21



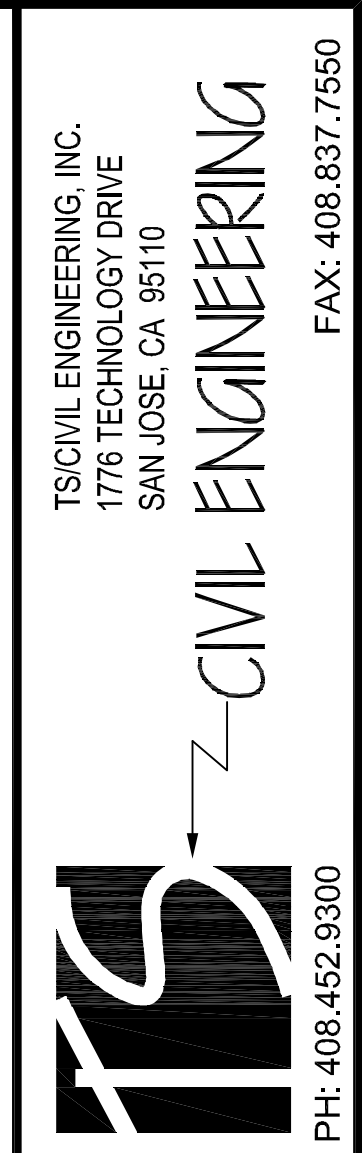
Z-CIVIL ENGINEERING

153 CIVIL ENGINEERING, INC.,
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

PH: 408.452.9300 FAX: 408.837.7550

[illegible]

H: $1'' = 10'$
V: $1'' = 5'$

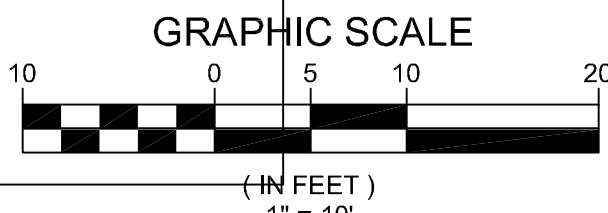


PLAN AND PROFILE
LOS GATOS BOULEVARD
14926 LOS GATOS BOULEVARDS
LOS GATOS, CA 95032
APN 424-10-009

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TERRENO DE FLORES LANE PROFILE



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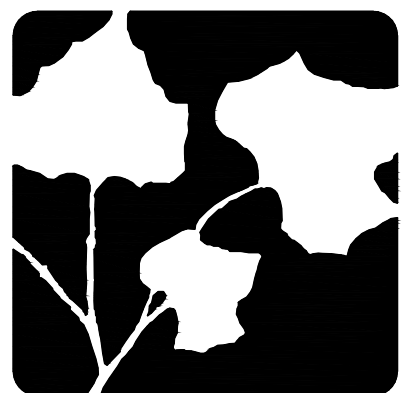
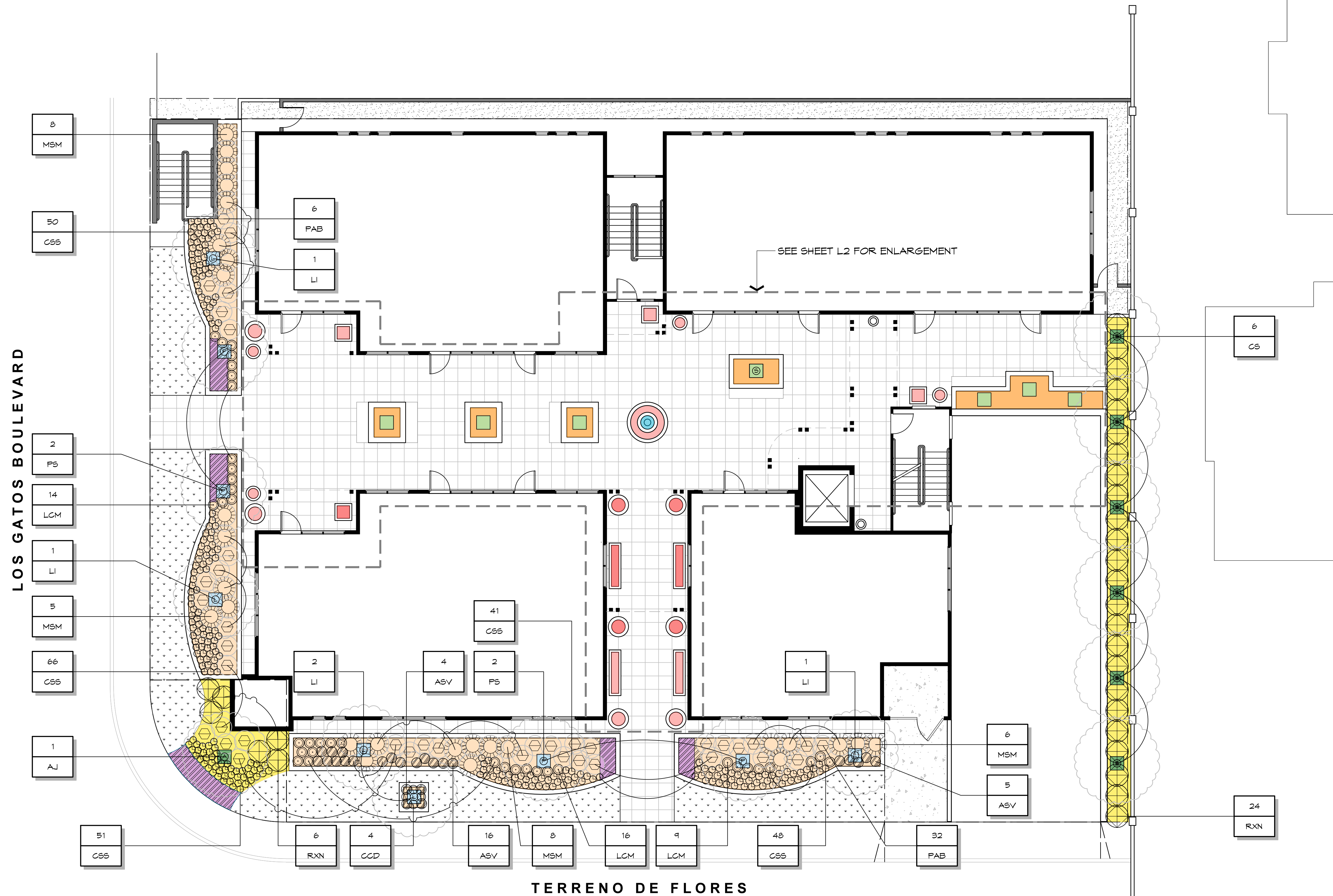
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JOB NO.	
<div style="font-size: 1.5em; font-weight: bold;">20-227</div>	

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FAX: 408.837.7550

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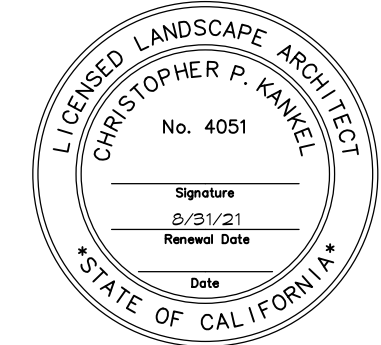


Kikuchi + Kankel
Design Group

Landscape Architecture
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Site Planning

61 East Main Street, Suite C
Los Gatos, CA 95030
(408) 356-5980

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PLANNING REVIEW

MIXED USE
PROJECT

14926 LG BLVD
LOS GATOS, CA

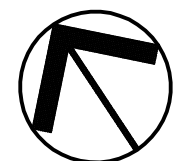
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Revisions:

Date: 4/1/2021

Scale:
1/8" = 1'-0"

Drawn By:
CK, BD, YZ



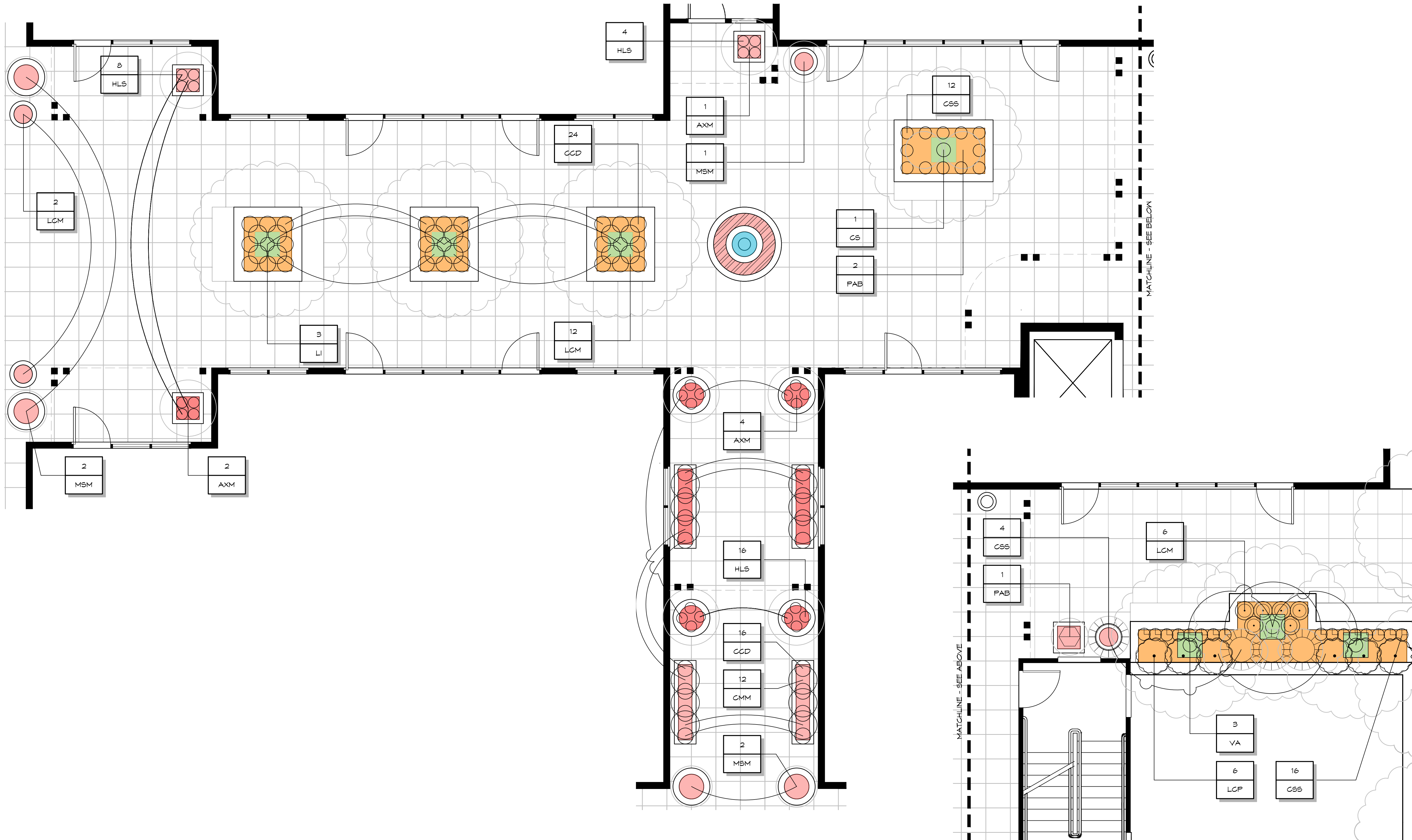
LANDSCAPE PLAN

Sheet No.

L1

Of

FOR LEGEND & NOTES SEE SHEET L3

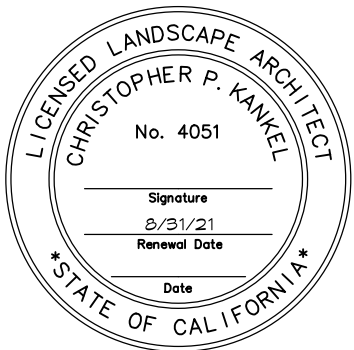


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PLANNING REVIEW

MIXED USE
PROJECT

14926 LG BLVD
LOS GATOS, CA

APN: 424-10-009

Revisions:

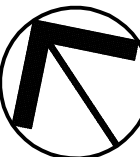
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Scale:

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Drawn By:

CK, BD, YZ



LANDSCAPE PLAN
ENLARGEMENTS

Sheet No.

L2

Of

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PLANT KEY

TREES								
SYMBOL	QTY.	CONTAINER SIZE	BOTANICAL NAME (Common Name)	HABIT	WUGOLS	DROUGHT TOLERANT	MATURE SIZE	HYDROZONE
Ⓐ AJ	1	24" BOX	ALBIZIA JULIBRISSIN (Silk Tree)	TREE	LOW	x	15'-25' H x 25'-35' W	A
Ⓑ CS	7	24" BOX	CASSIA SPLENDIDA 'GOLDEN' (Golden Wonder Senna)	TREE	LOW	x	15'-18' H x 15' W	A
Ⓒ LI	8	24" BOX	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' (Natchez Crape Myrtle)	TREE	LOW	x	20' H x 20' W	A
Ⓓ PS	4	24" BOX	PRUNUS SERRULATA 'TAIZO' (Angel's Blush Flowering Cherry)	TREE	LOW	x	18'-20' H x 10'-12' W	A
Ⓔ VA	3	24" BOX	VITEX AGNUS-CASTUS (Lilac Chastetree)	TREE	LOW	x	8'-10' H x 8' W	A
SHRUBS/PERENNIALS/GRONDCOVERS								
SYMBOL	QTY.	CONTAINER SIZE	BOTANICAL NAME (Common Name)	HABIT	WUGOLS	DROUGHT TOLERANT	MATURE SIZE	HYDROZONE
Ⓐ SV	25	1 GAL	AGASTACHE 'SUNRISE VIOLET' (Sunrise™ Violet Agastache)	PERENNIAL	MEDIUM		6"-8" H x 12" W	B
Ⓐ XM	7	5 GAL	ABUTILON X MONED' (Super Red Flowering Maple)	SHRUB	MEDIUM		8' H x 4'-8' W	B
Ⓐ CD	44	1 GAL	CAMPANULA CARPATICA 'DEEP BLUE CLIPS' (Deep Blue Clips Bellflower)	GROUND COVER	MEDIUM		8' H x 4'-8' W	B,C
Ⓐ MM	12	1 GAL.	CLIVIA MINIATA 'MONYA' (Flame Clivia)	SHRUB	MEDIUM		2'-3' H x 2'-3' W	C
Ⓐ SS	284	1 GAL.	CHRYSANTHEMUM SUPERBUM 'SNOWCAP' (Shasta Daisy)	PERENNIAL	MEDIUM		12" H x 12" W	B
Ⓐ HS	28	1 GAL.	HELICHRYSUM PETIOLARE 'LICORICE SPLASH' (Variegated Licorice Plant)	GROUND COVER	LOW	x	1'-2' H x 12"-18" W	B
Ⓐ LM	58	1 GAL.	LANTANA CAMARA 'MONIKE' (Teenie Genie Compact Lantana)	SHRUB	LOW	x	1'-6" H x 2' W	B
Ⓐ LP	6	5 GAL.	LOROPETALUM CHINENSE 'PEACK' (Loropetalum chinense 'Peack')	SHRUB	LOW	x	1'-6" H x 2' W	B
Ⓐ SM	36	5 GAL.	MISCANTHUS SINENSIS 'MORNING LIGHT' (Maiden Grass)	GRASS	MEDIUM		4' H x 3'-4' W	B
Ⓐ PB	42	1 GAL.	PEROVSKIA ATRIPLEGIFOLIA 'BLUE JEAN BABY' (Russian Sage)	SHRUB	LOW	x	2'-3' H x 2'-3' W	B
Ⓐ RN	30	5 GAL.	ROSA X 'NOASCHNEE' (Flower Carpet White Groundcover Rose)	SHRUB	MEDIUM		1'-2' H x 2'-3' W	B
ANNUALS								
SYMBOL	QTY.	CONTAINER SIZE	BOTANICAL NAME (Common Name)	HABIT	WUGOLS	DROUGHT TOLERANT	MATURE SIZE	HYDROZONE
Ⓐ KS	127	1 GAL.	CALIBRACHOA ALOHA KONA SERIES (Aloha Kona Calibrachoa)	ANNUAL	MEDIUM		6"-10" H x 12"-18" W	B

PLANTING LEGEND

NEW BOX TREE W/ ROOT BARRIER PER PLANTING PLAN & PLANT KEY

NEW SHRUBS PER PLAN & PLANT KEY, TYP.

ARTIFICIAL TURF ELEVATED OVER PODIUM

GRAVEL SURFACING

ELEVATED CONCRETE TILES OVER PODIUM, 2'x2' TO BE SELECTED.

CONCRETE PER ARCHITECTURAL PLAN.

CMU WALLS W/ STUCCO FINISH TO MATCH BUILDING, ±18" HIGH W/ PLANTER SOIL BACKFILL.

A

L6

B

L6

PLANTING NOTES

- WHEN PLANTING IN ESTABLISHED PLANTING AREAS, CONTRACTOR SHALL TAKE UTMOST CARE AS TO NOT DAMAGE ANY EXISTING PLANTS OR TREES.
- SEE ARCHITECT'S DRAWINGS FOR EXTENTS OF SITE WORK.
- ALL NEW PLANTING AREAS SHALL RECEIVE A 2" LAYER OF ORGANIC AMENDMENTS INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL GROUND COVER AND SHRUB PLANTING AREAS SHALL RECEIVE A 3" DEEP LAYER OF MULCH PER SPECS.
- FINAL PLANT LOCATIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT PIT EXCAVATION.
- WHERE PLANT SPECIMENS ARE PAIRED TO FRAME SITE ELEMENTS (i.e. ENTRY PLANTERS), PLANTS SHALL BE CHOSEN FOR MATCHED FORM AND SIZE.
- ALL GROUND COVERS PLANTED FROM 1 GALLON CANS SHALL BE INSTALLED MIN 36" CLEAR FROM ADJACENT PAVING AREAS.
- ALL SOIL WITHIN PLANTERS AND POTS ATOP PODIUM WILL BE IMPORT SOIL. CONTRACTOR SHALL PROVIDE A SOILS ANALYSIS WITH RECOMMENDATIONS FROM THE SUPPLIER TO THE LANDSCAPE ARCHITECT PRIOR TO IMPORTING SOIL. ALL RECOMMENDATIONS IN THE ANALYSIS SHALL BE FOLLOWED AND DOCUMENTED FOR APPROVAL BY LANDSCAPE ARCHITECT.
- ALL SOIL ON GRADE WITHIN THE PROJECT AREA SHALL BE REMOVED FOR CONSTRUCTION OF THE BASEMENT AND PODIUM. SOIL PROPOSED FOR BACKFILL SHALL BE TESTED AND AN ANALYSIS WITH RECOMMENDATIONS SHALL BE PROVIDED UPON COMPLETION OF BACKFILLING. ALL RECOMMENDATIONS IN THE ANALYSIS SHALL BE FOLLOWED AND DOCUMENTED FOR APPROVAL BY LANDSCAPE ARCHITECT.
- NO GRADING IS PROPOSED FOR THE PROJECT. THE SITE IS FLAT WITH REQUIRED MINIMAL POSITIVE DRAINAGE AWAY FROM BUILDING. SEE CIVIL PLANS FOR DRAINAGE.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL.

HYDROZONES	
A	TREES / LOW WATER REQUIREMENTS / SUN / ON GRADE
B	TREES / LOW WATER REQUIREMENTS / SUN / IN RAISED PLANTER OR LARGE POT
C	TREES / LOW WATER REQUIREMENTS / PART SUN / IN RAISED PLANTER
D	SHRUBS & ANNUALS / MEDIUM WATER REQUIREMENTS / SUN / ON GRADE
E	SHRUBS / MEDIUM WATER REQUIREMENTS / SUN / IN RAISED PLANTER
F	SHRUBS / MEDIUM WATER REQUIREMENTS / PART SUN / IN RAISED PLANTER
G	SHRUBS & ANNUALS / MEDIUM WATER REQUIREMENTS / PART SUN / IN POTS
H	SHRUBS / MEDIUM WATER REQUIREMENTS / SHADE / IN POTS
I	ANNUALS / MEDIUM WATER REQUIREMENTS / SUN / IN RAISED PLANTER & ON GRADE
J	WATER FEATURE

TREE REPLACEMENT TABULATION

TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT REPLACEMENT CANOPY WORKSHEET		
Revised April 2020		
Tree Replacement Requirements		
Canopy Size of Removed Tree ¹	Replacement Requirement ^{2,4}	Single Family Residential Replacement Option ^{3,4}
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees; or Two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or Three 36 inch box trees	Not Available
Greater than 55 feet	Ten 24 inch box trees; or Five 36 inch box trees	Not Available

¹The widest measurement shall be used to determine canopy size.

²If approved by the Town Arborist, in-lieu fees are as follows:

24" Box Tree	\$250
36" Box Tree	\$500

³Single Family Residential Replacement Option is only available for developed single family residential lots under 10,000 square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All 15 gallon trees must be planted on-site. A approved in-lieu fee for single family residential shall be based on the 24" Box Tree fee above.

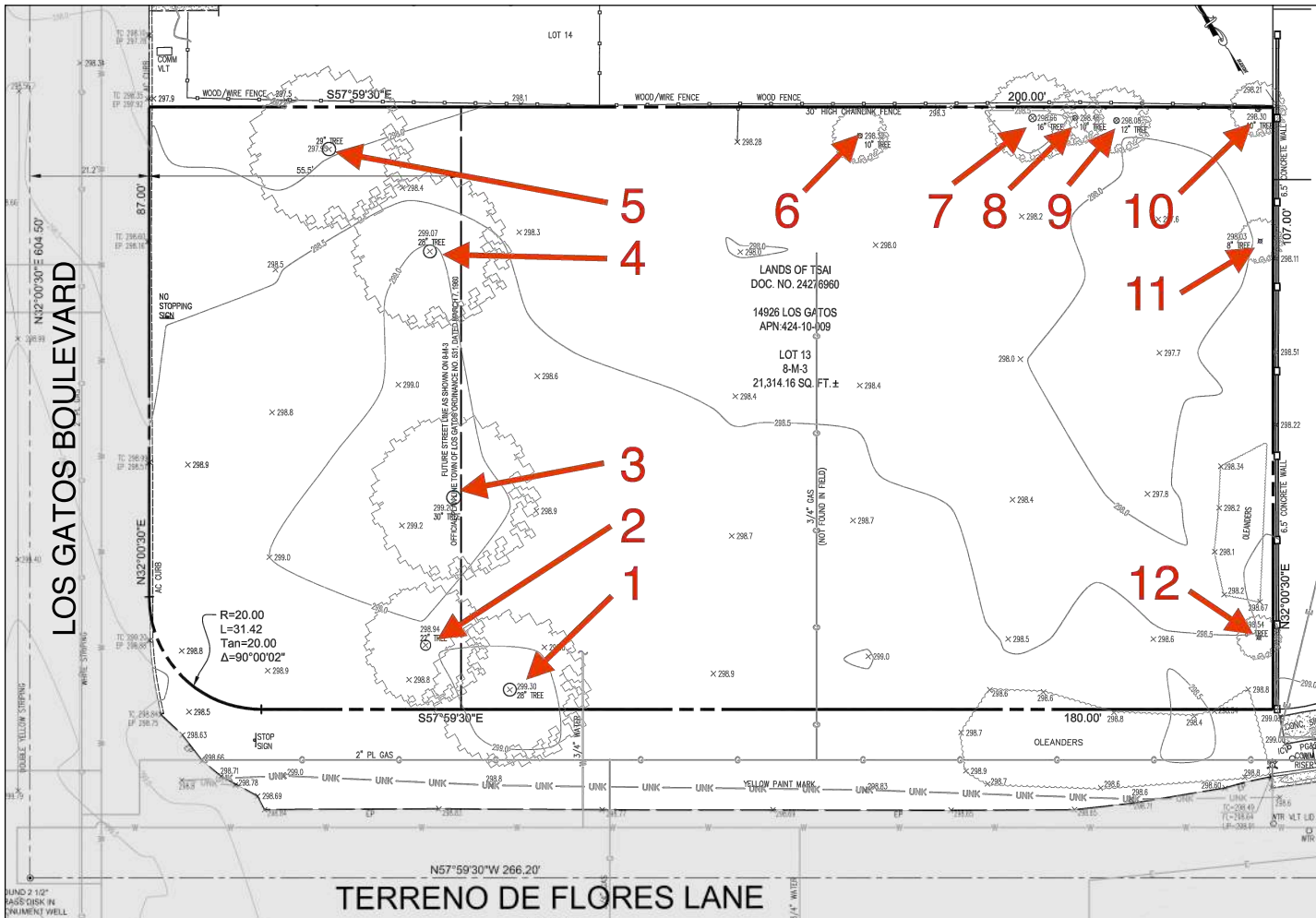
⁴Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. See attached FAQs for replacement requirements in designated Hillside Areas, which shall comply with Appendix A of the Town's Hillside Development Standards and Guidelines.

Tree #	Canopy Feet	Required Replacement	Proposed Size and Species of Replacement	Proposed In-Lieu Fee
1	45	SIX 24" BOX TREES	SIX 24" BOX ALBIZIA JULIBRISSIN	
2	25	THREE 24" BOX TREES	THREE 24" BOX LAGERSTROEMIA INDICA	
3	45	SIX 24" BOX TREES	SIX 24" BOX CASSIA SPLENDIDA	
4	35	FOUR 24" BOX TREES		\$1000
5	35	FOUR 24" BOX TREES		\$1000
6	25	THREE 24" BOX TREES	THREE 24" BOX LAGERSTROEMIA INDICA	
7	15	THREE 24" BOX TREES	THREE 24" BOX VITEX AGNUS-CASTUS	
8	15	THREE 24" BOX TREES		\$750
9	20	THREE 24" BOX TREES		\$750
10	15	THREE 24" BOX TREES		\$750
11	10	TWO 24" BOX TREES	TWO 24" BOX LAGERSTROEMIA INDICA	
12	20	THREE 24" BOX TREES		\$750
			Total Fee	\$5000

Town arborist approval is required for all in lieu fee payment options

EXISTING TREE LOCATION MAP

N.T.S.

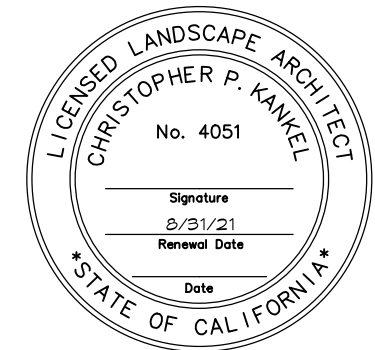


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PLANNING REVIEW

MIXED USE
PROJECT

14926 LG BLVD
LOS GATOS, CA

APN: 424-10-009

Revisions:

Date: 4/1/2021

Scale:

Drawn By:

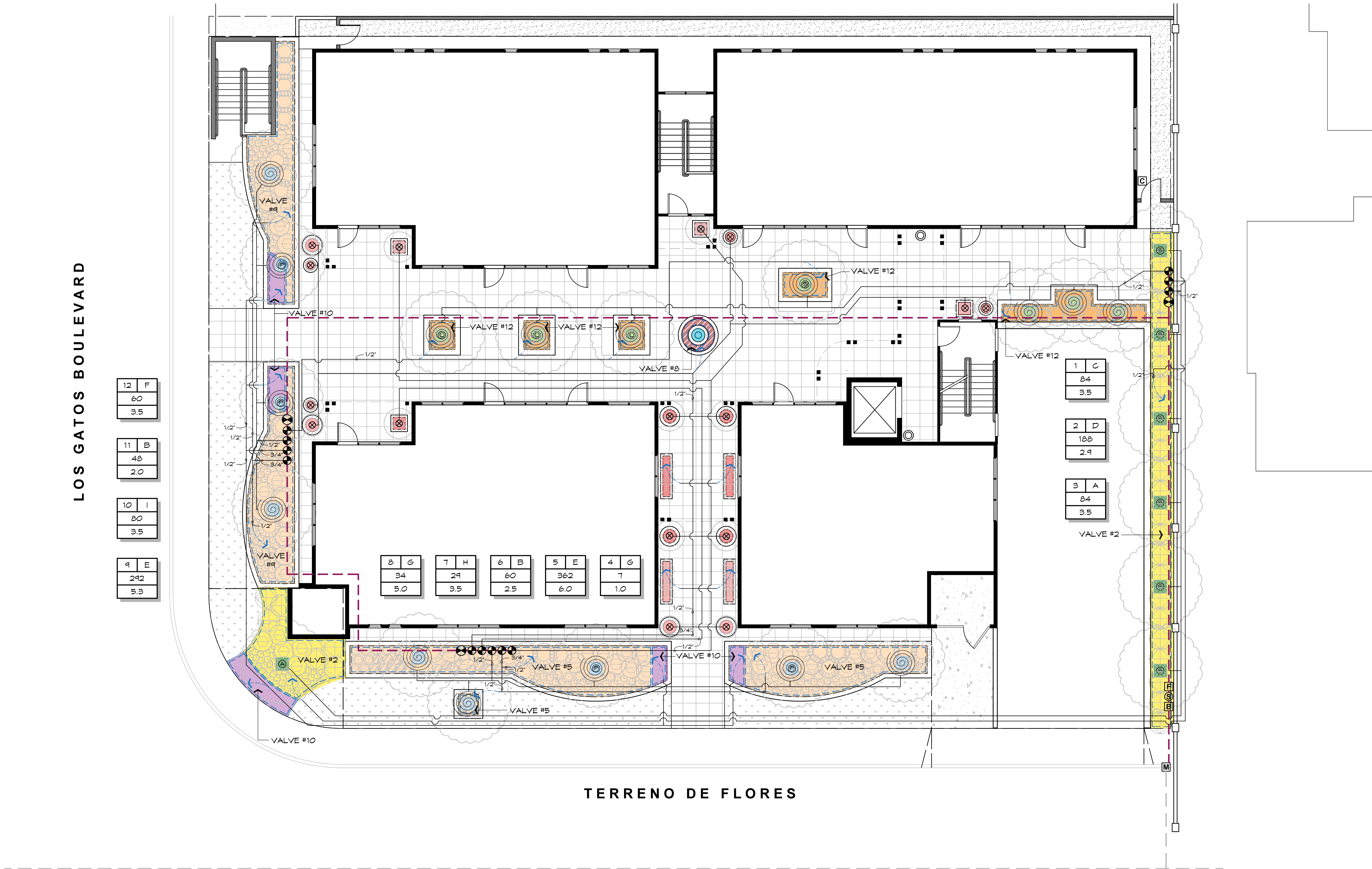
CK, BD, YZ

LANDSCAPE KEY &
NOTES

Sheet No.

L3

Of

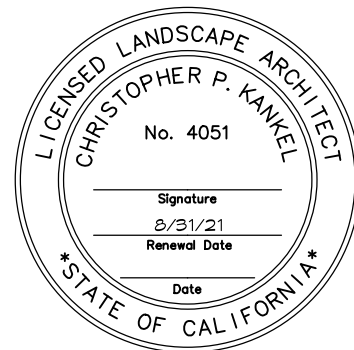


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PLANNING REVIEW

MIXED USE PROJECT

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LOS GATOS, CA

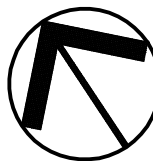
APN: 424-10-009

Revisions:

Date: 4/1/2021

Scale:
1/8" = 1'-0"

Drawn By:
CK, BD, YZ



IRRIGATION PLAN

Sheet No.

L4

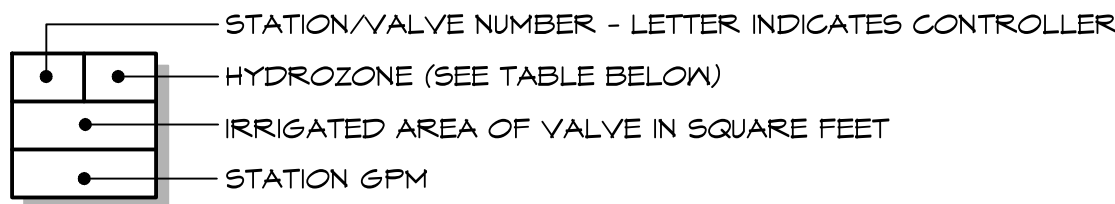
Of

FOR LEGEND & NOTES SEE SHEET L5

IRRIGATION LEGEND

- — — EXISTING MAINLINE. APPROXIMATE LOCATION SHOWN.
- MAINLINE: 1"Ø, TYPE K COPPER WHEN @ GARAGE CEILING & FOR PENETRATIONS THRU PODIUM, PVC SCH 40, 18" MINIMUM BURIAL.
- 3/4" / 1/2" LATERAL LINE: PVC CLASS 200, SIZE AS SHOWN PER PLAN. 12" MINIMUM BURIAL, UNLESS OTHERWISE NOTED.
- [B] BACKFLOW PREVENTER: FEBCO 'LF825Y' 1"Ø REDUCED PRESSURE BACKFLOW ASSEMBLY.
- [F] FILTER: FEBCO 'LF650A' 1 1/2"Ø STRAINER W/ 100 MESH STAINLESS STEEL SCREEN. INSTALL IN VALVE BOX W/ ACCESS FOR CLEANING.
- [S] FLOW SENSOR: IRRITROL 'FS-B100'. LOCATE IN VALVE BOX.
- [C] IRRIGATION CONTROLLER: IRRITROL MC-E BLUE SERIES 'MC-12E' W/ IRRITROL CLIMATE LOGIC KIT 'CL-100-WIRELESS', GRR SERIES REMOTE, & RECEIVER 'R-100-KIT', AND SMRT LOGIC HUB 'SMRT-T'. MOUNT ON WALL 48" ABOVE FINISH SURFACE W/ UNSWITCHED GFCI PROTECTED OUTLET.
- [BV] BALL VALVE: SCH. 80 PVC BALL VALVE AS MANUFACTURED BY KING BROTHERS INDUSTRIES (OR EQ.). SIZE PER LINE; LOCATE IN VALVE BOX.
- [SOLV] SOLENOID VALVE: IRRITROL SYSTEMS 'TOO' SERIES VALVE, SIZE PER PLAN. INSTALL OMNIREG 'OMR-100' PRESSURE REGULATION MODULE; INITIAL PRESSURE SETTING PER PLAN. LOCATE IN VALVE BOX.
- [M] LANDSCAPE IRRIGATION METER: NEW DEDICATED 3/4"Ø MIN. METER. CONTRACTOR SHALL OBTAIN PERMITS FROM CPA PUBLIC WORKS & LOCAL WATER PURVEYOR FOR ALL WORK WITHIN R.O.W.
- [TDR] TREE DRIP (ON PODIUM): 32 LF TORO 'T-PCB1810-12' COILED CONCENTRICALLY AROUND TREE @ BASE. START COIL 6" CLEAR FROM TRUNK (1"Ø) & WRAP @ 6" O.C. TO 2' CLEAR FROM TRUNK (4"Ø). CAP END.
- [TDRG] TREE DRIP (ON GRADE): POLY LINE LOOP W/ EMITTERS AND DEEP WATERING TUBES
- VALVE # INDICATES LIMITS OF DRIP IRRIGATION AND RESPECTIVE VALVE

DRIP TUBING: POLYETHYLENE DRIP TUBE, TRANSITION FROM PVC TO POLY AS REQ'D. POLY LINE SHALL BE 5/8"Ø OR 3/4"Ø TRUNK LINE W/ 1/4" FEEDER TUBES AS REQUIRED. WHEN POSSIBLE PLUG EMITTER DIRECTLY INTO TRUNK LINE. TUBING AND TRUNK LINE SHALL BE STAKED @ 4'-0" O.C. MAX. TO GRADE & COVERED WITH BARK MULCH. DRIP EMITTERS SHALL BE 1 GPH PRESSURE COMPENSATING EMITTERS AS APPROVED BY L.A. (2) EMITTERS PER 1 AND 5 GALLON PLANT.



HYDROZONES		VALVE/STATION #
A	TREES / LOW WATER REQUIREMENTS / SUN / ON GRADE	3
B	TREES / LOW WATER REQUIREMENTS / SUN / IN RAISED PLANTER OR LARGE POT	6, 11
C	TREES / LOW WATER REQUIREMENTS / PART SUN / IN RAISED PLANTER	1
D	SHRUBS / MEDIUM WATER REQUIREMENTS / SUN / ON GRADE	2
E	SHRUBS / MEDIUM WATER REQUIREMENTS / SUN / IN RAISED PLANTER	5, 9
F	SHRUBS / MEDIUM WATER REQUIREMENTS / PART SUN / IN RAISED PLANTER	12
G	SHRUBS & ANNUALS / MEDIUM WATER REQUIREMENTS / PART SUN / IN POTS	4, 8
H	SHRUBS / MEDIUM WATER REQUIREMENTS / SHADE / IN POTS	7
I	ANNUALS / MEDIUM WATER REQUIREMENTS / SUN / IN RAISED PLANTER & ON GRADE	10
J	WATER FEATURE	

IRRIGATION NOTES

- THIS SYSTEM IS BASED ON AN ESTIMATED AVAILABLE 30 GPM @ 50 PSI. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL EXISTING IRRIGATION SHALL BE ABANDONED AND REMOVED.
- ALL WORK SHALL CONFORM TO LOCAL PLUMBING & ELECTRICAL CODES.
- CONTRACTOR SHALL LOCATE ALL LATERALS, MAINS & VALVES IN PLANTING AREAS WHENEVER POSSIBLE. WATER LINES SHOWN BENEATH WALKS AND DRIVES ARE FOR GRAPHIC CLARITY ONLY. PLACE NO ELLS OR TEES BENEATH PAVING. ALL PIPING BENEATH PAVING SHALL BE LOCATED WITHIN PVC SCH 40 SLEEVING.
- CONTRACTOR SHALL INSTALL FILTER AND THOROUGHLY FLUSH ALL DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF DRIP EMITTERS.
- CONTRACTOR SHALL REPAIR ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING CONSTRUCTION, REGARDLESS OF LOCATION ON SITE. CONTRACTOR SHALL TEST & VERIFY OPERATION OF EXISTING SYSTEM & NOTIFY THE LANDSCAPE ARCHITECT OF ANY CURRENT DIFFICIENCIES. NEW AND EXISTING IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL UPON COMPLETION OF PROJECT.
- NO TRENCHES FOR ANY PURPOSE SHALL BE MACHINE DUG WITHIN DRIPLINES OF EXISTING TREES. TRENCHES WITHIN DRIPLINES OF EXISTING VEGETATION & TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1"Ø SHALL BE CUT. ALL ROOTS BETWEEN 1/2" & 1"Ø SHALL BE CLEANLY CUT AND DRESSED.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Christopher Kankel

CHRISTOPHER KANKEL, RLA #4051

WATER EFFICIENT LANDSCAPE WORKSHEET

14926 Los Gatos Blvd, Los Gatos

MAWA = $(\frac{ETp}{0.62}) [(ETAF \times LA) + (1-ETAF) \times SLA]$
MAWA = (42.9) (0.62) [55 x 1328 + .45 x 3]
MAWA = 19463.09

Reference Evapotranspiration (ETp) for Los Gatos = 42.9

Hydrozone # /Planting Description ^a	Valve #	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas								
A Trees / Low Water Requirements	3	0.2	Drip	0.81	0.25	84	20.74	551.66
B Trees / Low Water Requirements	6, 11	0.2	Drip	0.81	0.25	108	26.67	709.28
C Trees / Low Water Requirements	1	0.2	Drip	0.81	0.25	84	20.74	551.66
D Shrubs / Medium Water Requirements	2	0.5	Drip	0.81	0.62	188	116.05	3086.68
E Shrubs / Medium Water Requirements	5, 9	0.5	Drip	0.81	0.62	654	403.70	10737.71
F Shrubs / Medium Water Requirements	12	0.5	Drip	0.81	0.62	60	37.04	985.11
G Shrubs & Annual / Medium Water Requirements	4, 8	0.5	Drip	0.81	0.62	41	25.31	673.16
H Shrubs / Medium Water Requirements	7	0.5	Drip	0.81	0.62	29	17.90	476.14
I Annual / Medium Water Requirements	10	0.5	Drip	0.81	0.62	80	49.38	1313.48
					Totals	1328	718	19085
Special Landscape Areas								
J Water Feature					1	3	3.00	79.79
					1			
					1			
					Totals	3	3.00	79.79
					ETWU Total			19164.68
					Maximum Allowed Water Allowance (MAWA)*			19463.09

MWEO PROJECT INFORMATION

Applicant Information:

Name: Christopher Kankel, Kikuchi + Kankel Design Group

Phone: 408-356-5980

Address: 61 East Main Street, Suite C, Los Gatos, CA 95030

Email: ckankel@kdesigngroup.com

Project

Site Address: 14926 Los Gatos Boulevard, Los Gatos, CA 95032

Project Type (new dwelling, commercial, or rehab): mixed-use, commercial and residential

☐ Currently, this project does not include landscaping. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWEO) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.

☒ This project does incorporate landscaping. (Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used):

Total Landscape Area (sq. ft.): 1,328 sf Turf Area (sq. ft.): 0 sf

Non-Turf Plan Area (sq. ft.): 1,328 sf Special Landscape Area (sq. ft.): 3 sf

Water Type (potable, recycled, well): potable

Name of water purveyor (If not served by private well): San Jose Water

Compliance Method

☒ Performance (Items included in Performance Checklist is included on plans)

☐ Prescriptive (Items included in Prescriptive Checklist is included on plans)

Signature

I certify the above information is correct and agree to comply with the requirements of the MWEO.

Christopher Kankel
Signature of property owner or authorized representative

October 29, 2020
Date

MWEO SUBMITTAL CHECKLIST

Submittal Date: November 2020

Project Address: 14926 Los Gatos Boulevard, Los Gatos, CA 95032

Applicant Name: Christopher Kankel

Phone: 408-356-5980

The following checklist provides a list of information that must be included on the plans before your permit application can be processed. This checklist covers both the performance compliance method and the prescriptive compliance method. Please indicate which compliance method is used and provide the appropriate information on the plans.

☒ Performance Approach

☐ Prescriptive Approach (Skip to Page Four)

PERFORMANCE APPROACH (>2,500 sq ft of landscape area)

Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)

- The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.
- Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- Water Efficient Landscape Worksheet that includes a complete Landscape Documentation Package; calculations shall be submitted for plan check.
- A landscape design plan and irrigation design plan shall be submitted for plan check.
- A soil management report shall be submitted with the initial submittal unless the project scope includes mass grading. If a grading permit is required, the report shall be submitted with the Certificate of Completion.

Model Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)

- Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
- The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
- The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: <http://ucanr.edu/sites/WUCOLS/>
- All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone.
- All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
- For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)

- The landscape design plans, at a minimum, shall:
 - Delineate and label each hydrozone by number, letter, or other methods.
 - Identify each hydrozone as low, moderate, high water, or mixed water use.

- Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
- For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
- Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
- Add note to plans: "Recirculating water systems shall be used for water features"
- Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"

Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)

- The irrigation plans, at a minimum, shall contain the following:
 - Location and size of spate water meters for landscape
 - Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
 - Static water pressure at the point of connection the public water supply
 - Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.
- A dedicated water service meter or private submeter shall be installed for all (non-residential irrigated landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft).
- Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
- Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
- Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
- Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.
- Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

Soil Management Report (Title 23, Chapter 2.7 §492.5)

- The soil management report, at a minimum, shall contain the following:
 - soil texture; N-P-K and minor trace elements
 - infiltration rate determined by laboratory test or soil texture infiltration rate table;
 - pH
 - total soluble salts
 - sodium
 - percent organic matter
 - recommendations
- The soil management report shall be both integrated into the plans and submitted as a separate document.

Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7 and §492.9)

- Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
- The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.
- Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
- Add note to plans: "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."
- Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."

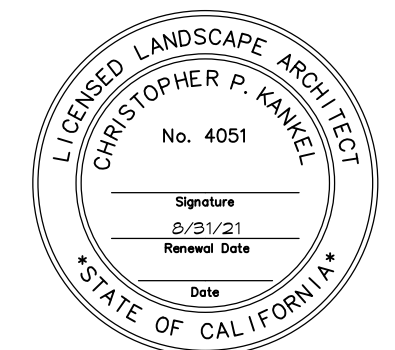


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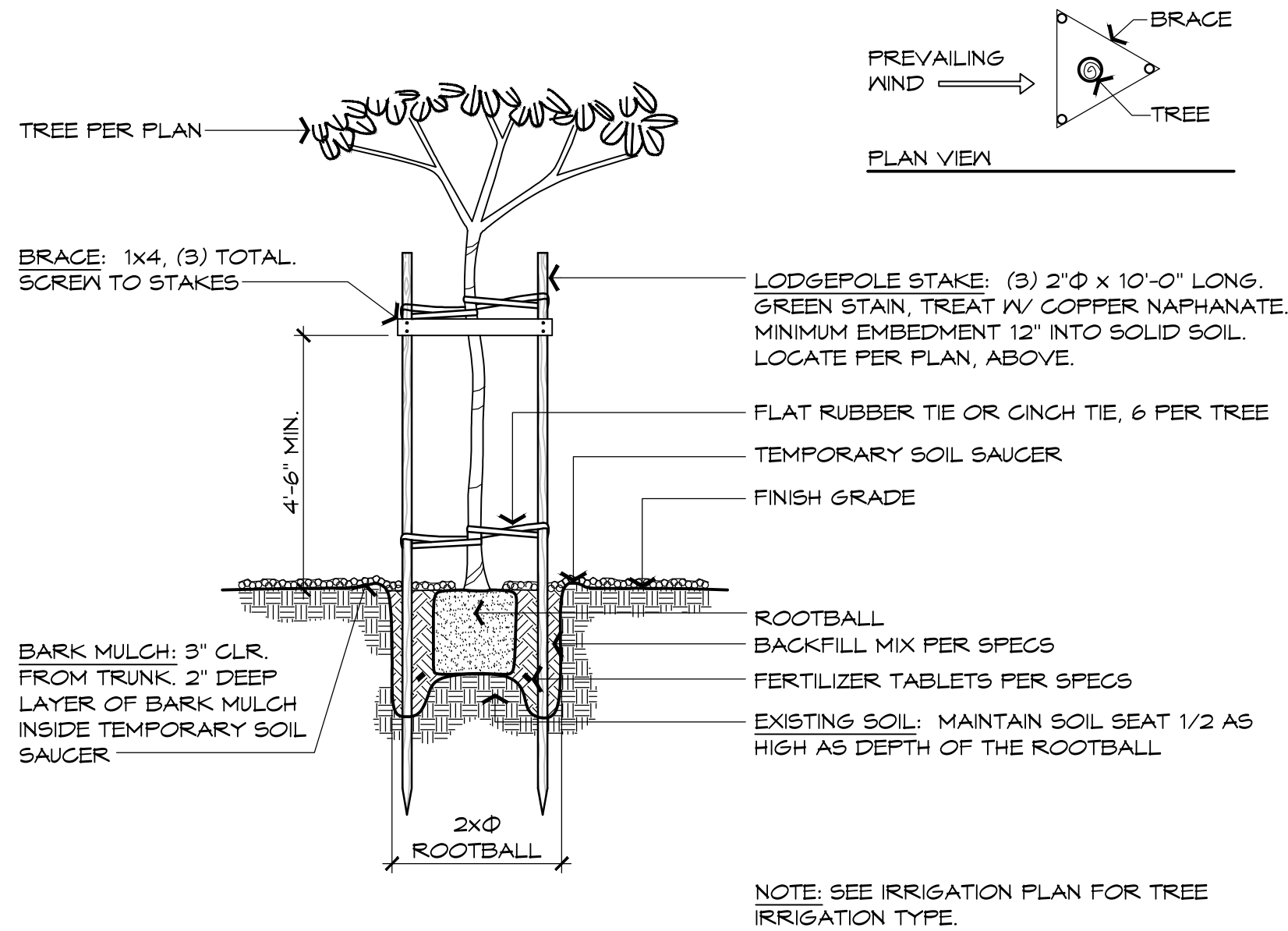
IRRIGATION LEGEND & NOTES

Sheet No.

L5

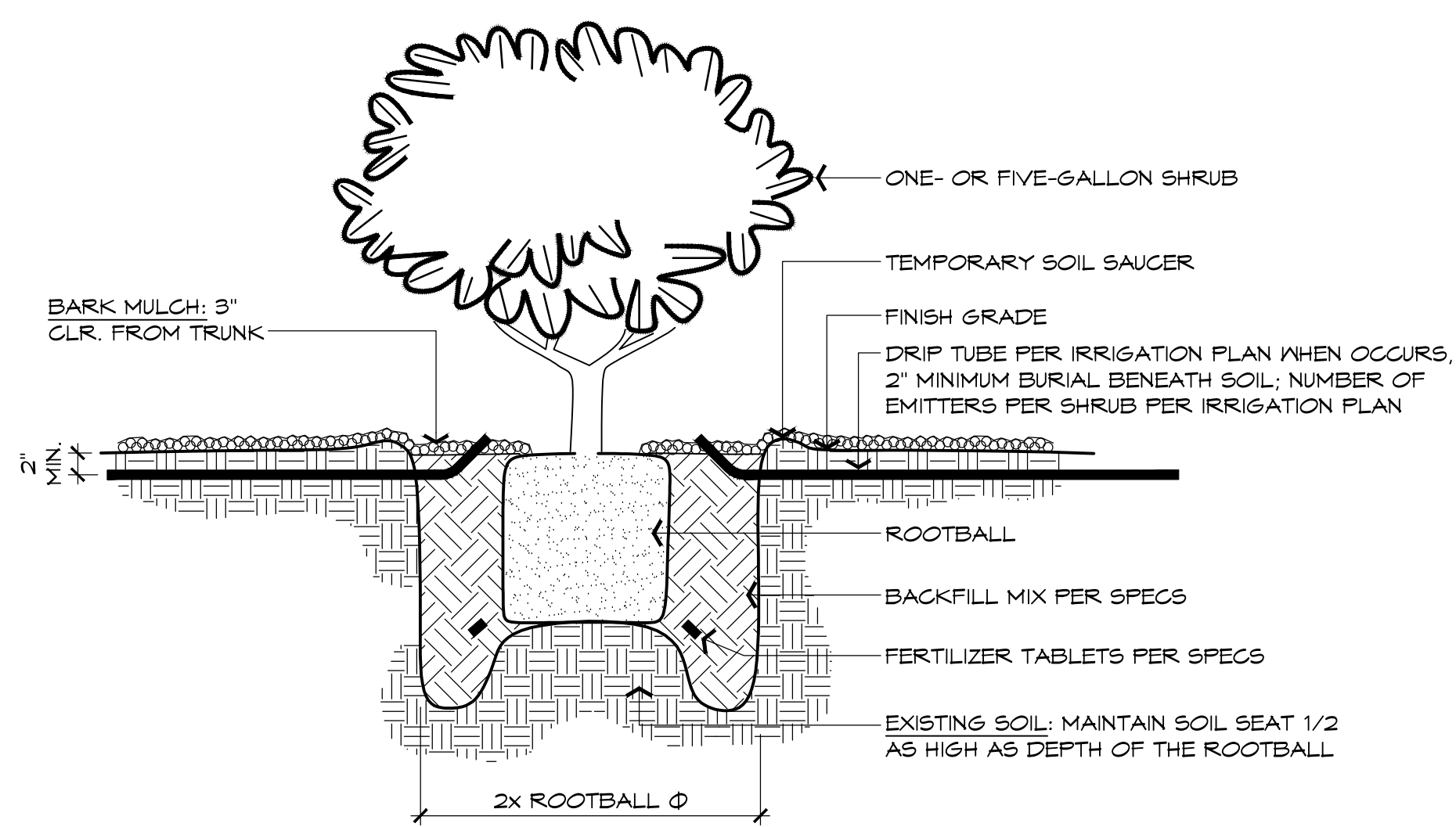
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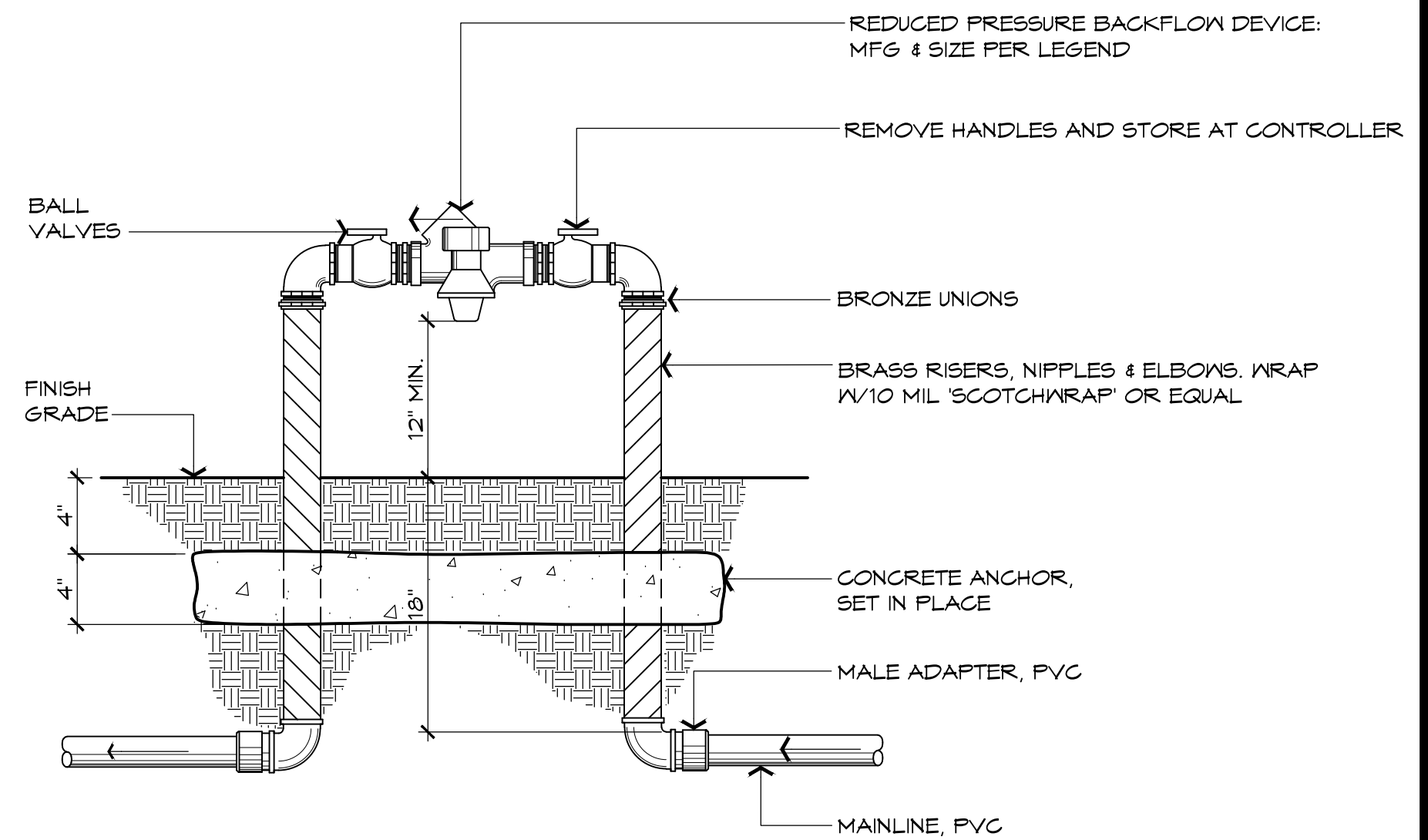
A BOX TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"



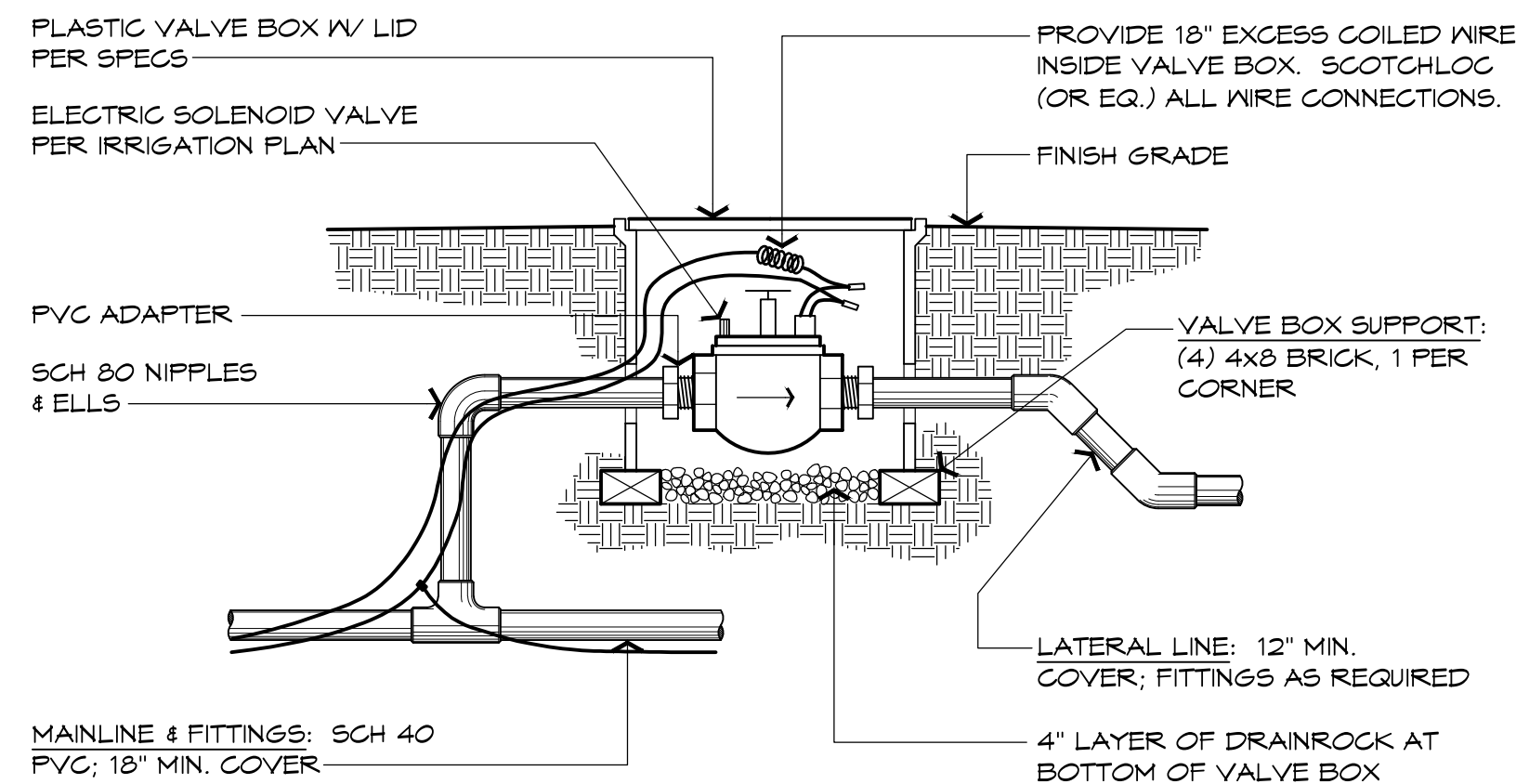
B SHRUB PLANTING DETAIL

SCALE: 1" = 1'-0"



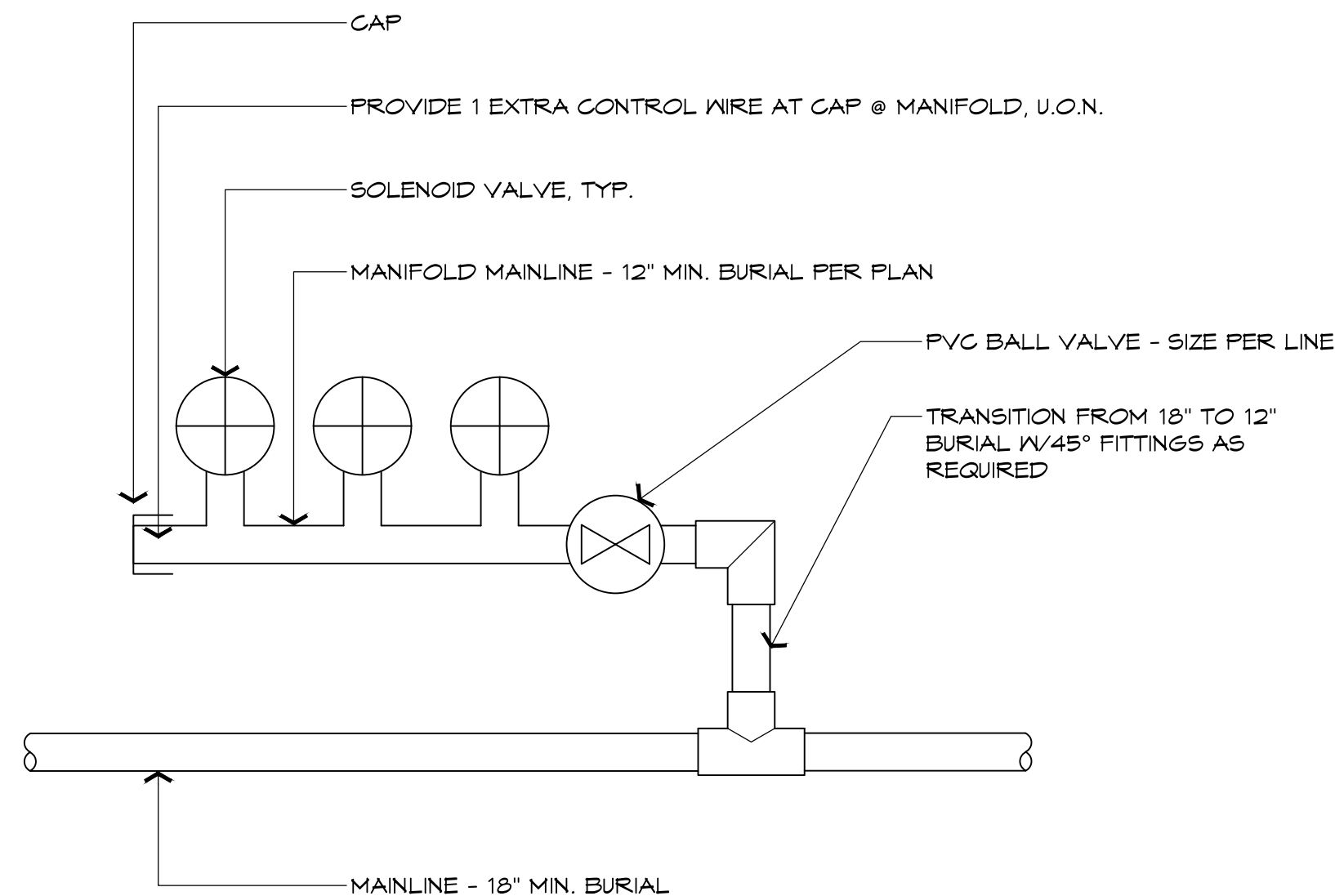
C BACKFLOW PREVENTER DETAIL

SCALE: 1 1/2" = 1'-0"



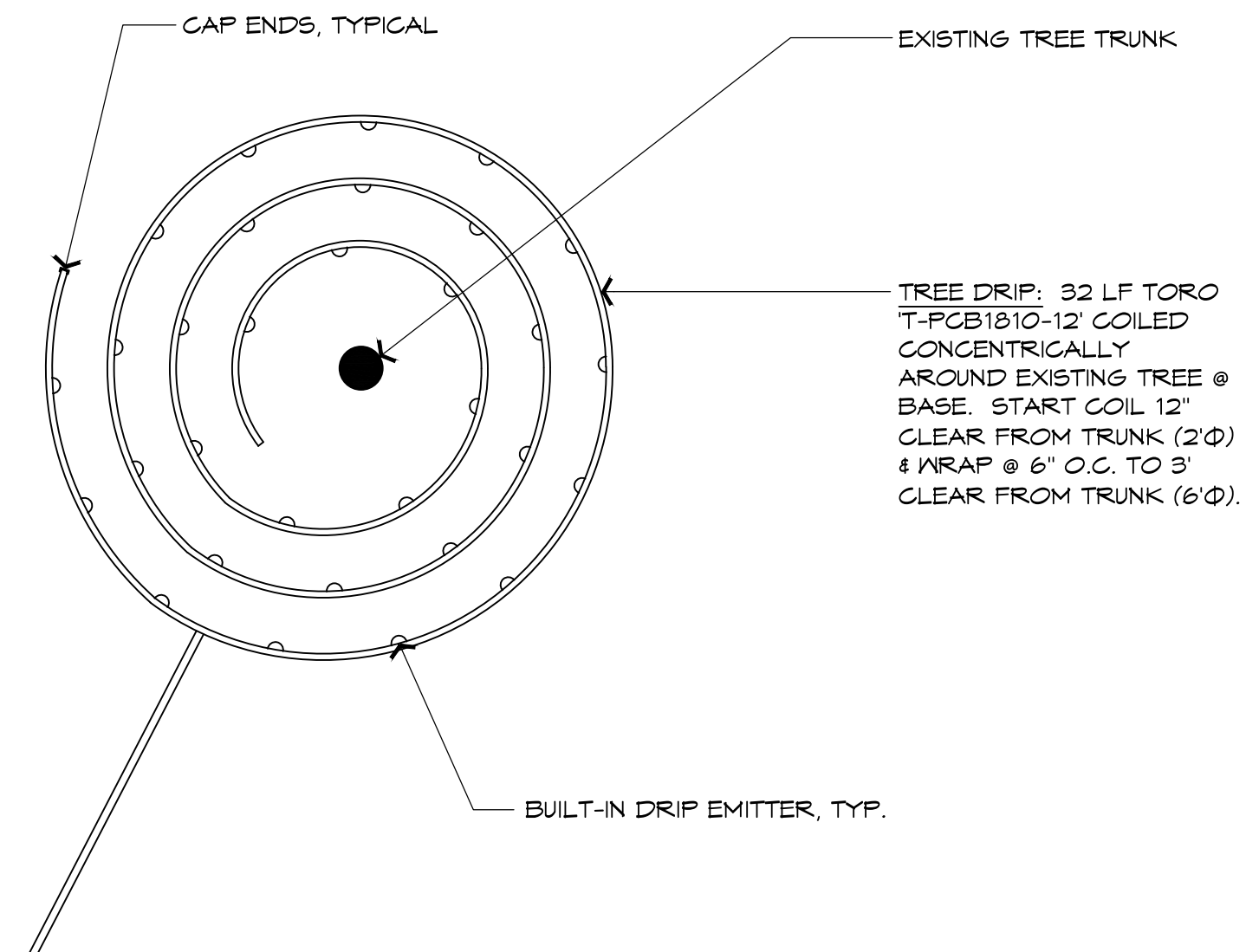
D SOLENOID VALVE DETAIL

SCALE: 1" = 1'-0"



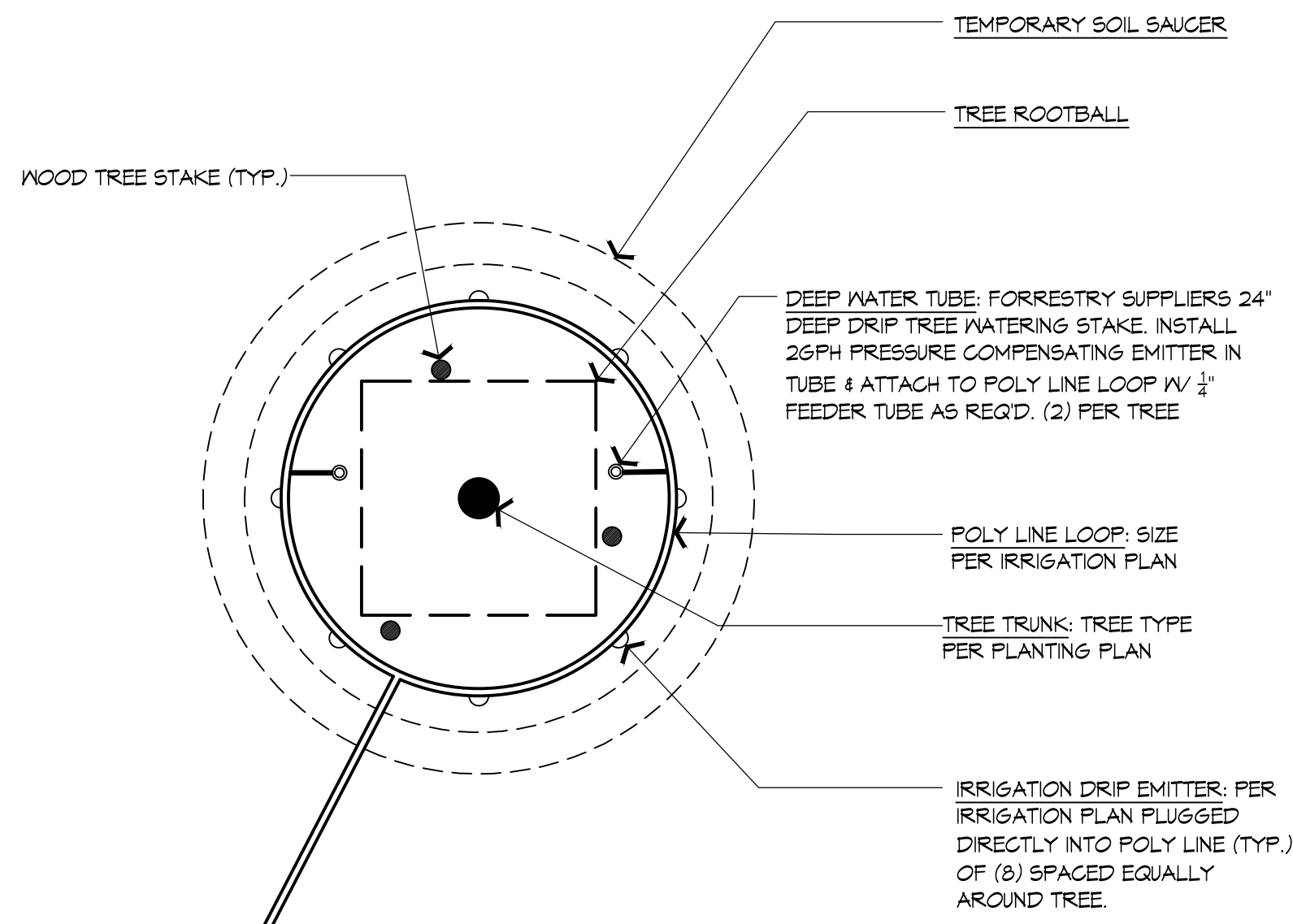
E VALVE MANIFOLD DETAIL

SCALE: 1 1/2" = 1'-0"



F TREE DRIP DETAIL (ON PODIUM / IN PLANTER)

SCALE: 3/4" = 1'-0"



G TREE DRIP DETAIL (ON GRADE)

3/4" = 1'-0"

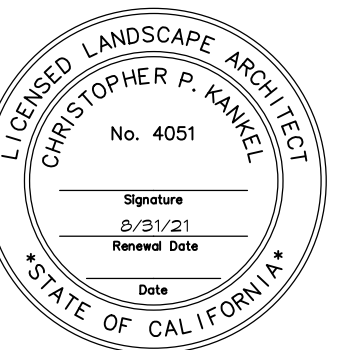


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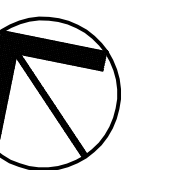
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Date: 4/1/2021

Scale:
AS NOTED

Drawn By:
CK, BD, YZ



**LANDSCAPE &
IRRIGATION DETAILS**

Sheet No.

L6

Of